

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
 SW/S Reisterstown Rd., 225 ft.
 NW of Dolfield Road * ZONING COMMISSIONER
 10520 Reisterstown Road
 4th Election District * OF BALTIMORE COUNTY
 3rd Councilmanic District
 Legal Owner: Daniel Michael * Case No. 95-33-A
 Makowski & Jimmie L. Grier
 Contract Purchaser: Nelionora *
 Solovyovsky
 Petitioner *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property located at 10520 Reisterstown Road in the Owings Mills section of Baltimore County. Relief is requested from Sections 409.6.A.2, 409.8.A.1 and 409.8.A.4 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit 8 existing parking spaces with an existing 0 ft. street right of way setback and no existing landscaping, in lieu of the required 11 parking spaces, the required 10 ft. street right of way setback and the mandated landscaping requirements, respectively. The subject property and requested relief is more particularly shown on the site plan marked as Petitioners' Exhibit No. 1.

Appearing at the hearing for this case was Nelionora Solovyovsky, Contract Purchaser/Petitioner. Also appearing was Mikhail Rudyak and Larisa Rudyak, who are partners in the proposed business venture with Mrs. Solovyovsky. Michael K. Smith, the surveyor who prepared the site plan, was also present in support of the Petition, as was Gloria Witherspoon, the proprietor of a business located nearby. The Petitioner was represented by Robert A. Hoffman, Esquire. Appearing in opposition to the Petition was Ersel D. DiVelbliss.

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 Date 9/6/90
 By M. G. G. G.

MICROFILMED

Testimony and evidence presented was that the subject site is approximately 6186 sq. ft. (.129 acres) in area and is zoned B.L. The property has a narrow width fronting on Reisterstown Road of approximately 36 ft. However, the lot is deep, extending away from Reisterstown Road, approximately 140 ft. in distance.

Presently, the site is vacant but for a parking area which is located in the front of the property. Originally, the site was improved with a building which housed commercial/business uses (most recently a bank). However, the building was razed several years ago. A copy of the razing permit issued on April 19, 1991 was attached and marked as Petitioner's Exhibit No. 2.

Mrs. Solovyovsky testified that she is under contract to purchase the property and proposes constructing a 2400 sq. ft. grocery store. Mrs. Solovyovsky and her husband are Russian immigrants who operate a similar business nearby. They specialize in the sale of deli meats, fish, cheese and other foods of the Eastern European cuisine. Their clientele consists of the Russian/Jewish immigrant population in Reisterstown/Owings Mills area. Photographs were presented of the existing business operated by Mrs. Solovyovsky, her husband, and Mr. and Mrs. Rudyak in Baltimore City at 6970 Reisterstown Road. Mrs. Solovyovsky also described in detail the operation of the business. Apparently, deliveries are made to the site on a weekly basis from vendors in New York. Mrs. Solovyovsky testified that her busiest days are on Wednesdays and Sundays. The existing business also serves as a meeting place for many of the Russian immigrants who have settled in Baltimore County.

The proposed building will provide a larger place for business operations and also increased office/storage areas. Mrs. Solovyovsky emphasized that the business is very customer oriented and that unlike the

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usual grocery store operation, most of the products sold must be sliced and prepared in a particular fashion for each customer.

As to the Petition, Mr. Hoffman argued that the right of way setback and landscaping variances are not legally required. That is, notwithstanding the fact that the old building was torn down in 1991, the parking area has remained in use since that time. In fact, as the photographs submitted show, clearly other businesses adjacent to the property have utilized the parking area on this site. Thus, Mr. Hoffman avers that the existing parking lot configuration is an "as is" condition and the zoning variances are not necessary.

Even if same is legally required, counsel argued that the variances are justified, as is the request to permit 8 parking spaces, in lieu of 11 parking spaces. In this respect, testimony was received from not only Mrs. Solovyovsky but also Gloria Witherspoon who operates a business nearby.

The businesses and properties in this locale are somewhat unusual in that they give a visual appearance of a strip center notwithstanding the fact that the properties are separately owned. As the photographs show at this location, there is a liquor store, a small carryout seafood house, a pool and spa center, a Laundromat and pizza restaurant. These uses are situated in close proximity to one another, except for the gap created between the pool supply store and Laundromat created by the razing of the old building. The Petitioner avers the construction of a new building will return the site to an appearance of a small strip center.

Parking for all of the businesses is provided by way of a large macadam lot which runs from the liquor store on the south side of the row of businesses to the pizza restaurant on the north side. It is clear that customers of the respective businesses park wherever space is available

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Date

9/6/94

By

M. J. Walsh

and not necessarily in front of the business which they patronize. Irrespective of the property lines and different lots of record, it is clear that the haphazard parking arrangement is well suited to this locale.

Mrs. Solovyovsky testified that upon construction of her building, 8 parking spaces will be provided in front of same. These spaces will be located, as shown on the site plan. She believes that 8 spaces are more than sufficient to handle anticipated volumes of traffic. She also notes that her busiest times will be different from other uses on the site. She particularly observed that the liquor store is not open on Sunday, which is one of her busiest days. Moreover, her usual busy day, Wednesday, should not be a high volume day for customers at the other businesses.

This testimony was buttressed by the comments offered from Mrs. Witherspoon. She is the proprietor of the liquor store and believes that the proposed building and business will benefit all of the businesses in this row. She does not believe that there will be any adverse impact upon traffic or parking if the proposed store is constructed and business operations therein begun.

Mr. DiVelbliss objects to the proposed business. His concerns largely related to the heavy traffic volumes on Reisterstown Road and what he perceives is inadequate parking on the lot. He believes that his business will be adversely affected and his customers inconvenienced. He favors strict adherence to the zoning regulations.

As is well settled, any Petition for Variance must be considered in accordance with the standards set forth in Section 307 of the BCZR. Therein, a three pronged test is offered which the Petitioner must satisfy. First, the Petitioner must demonstrate that a practical difficulty will be suffered if the variance is denied. The concept of practical difficulty has been well stated by the appellate courts of this State. See McLean

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Date

By

9/6/90
Mr. Howard

v. Soley, 270 Md. 208 (1973). Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974). Essentially, this case law requires a finding that strict compliance with the regulations would render use of the property for a permitted purpose unnecessarily burdensome and that strict adherence to the regulations would do a substantial injustice to the property owner. Secondly, Section 307 requires that the Petitioner demonstrate that a grant of the variance is within the spirit and intent of the BCZR. Lastly, a variance can be approved only if there is no adverse impact upon the surrounding locale.

In this case, I am persuaded that the Petition for Zoning Variance should be approved. As to the practical difficulty, the site constraints of the property are such that strict adherence to the regulations is impossible. The shared parking arrangement with the other businesses and configuration of the lot prohibits the Petitioner from providing additional spaces as required. Moreover, irrespective of counsel's arguments, I believe that a variance from the landscaping and setback requirements are necessary in that the old use was discontinued. However, same will also be approved. The existing "as is" condition and site constraints justify these variances.

I am appreciative of Mr. DiVelbliss' arguments but believe that they do not justify a denial of the variance. If these arguments were adopted, there could be no development on the existing site in that the parking regulations could not be adhered to. He seemingly prefers the luxury of utilizing the Petitioner's property for the use of his business and the other businesses nearby. Clearly, that situation is indeed what is occurring at the present time. A denial of the variances and preventing the Petitioner use of the property, similar to that being exercised by adjacent property owners, would be unfair.

ORDER RECEIVED FOR FILING


Date

By

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 6th day of September, 1994 that a variance from Sections 409.6.A.2, 409.8.A.1 and 409.8.A.4 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit 8 existing parking spaces with an existing street right of way setback and no existing landscaping, in lieu of the required 11 parking spaces, the required 10 ft. street right of way setback and the mandated landscaping requirements, respectively, be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mmn

ORDER RECEIVED FOR FILING
Date 9/6/94
By Mr. Howard

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

September 6, 1994

Robert Hoffman, Esquire
Venable, Baetjer and Howard
210 Allegheny Avenue
Towson, Maryland 21204

RE: Case No. 95-33-A
Petition for Variance
Property: 10520 Reisterstown Road
Nelionora Solovyovsky, Contract Purchaser, Petitioner

Dear Mr. Hoffman:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn

att.

cc: Mrs. Nelionora Solovyovsky

cc: Mr. Ersel D. DiVelbliss

[Faint handwritten notes or stamps]





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

10520 REISTERSTOWN ROAD

which is presently zoned

BL

This Petition shall be filed with the Office of Zoning Administration & Development Management. 409.6A.2 409.8.A.1 E A.4.
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) AND A.4. TO PERMIT 8 EXISTING

PARKING SPACES WITH AN EXISTING STREET RIGHT OF WAY SETBACK AND NO
EXISTING LANDSCAPING IN LIEU OF THE REQUIRED 11 PARKING SPACES, THE RE-
QUIRED 10 FT. STREET RIGHT OF WAY SETBACK AND WITHOUT CURRENT LAND-
SCAPING REQUIREMENTS RESPECTIVELY. THIS IS AN "AS IS" CONDITION.
of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

TO BE DETERMINED AT HEARING

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

NELIONORA SOLOVYOVSKY
(Type or Print Name)

Nelionora Solovyov
Signature

1814 RIDGEWAY AVENUE
Address

LUTHERVILLE MD. 21093
City State Zipcode

Attorney for Petitioner:

MICHAEL LEWIS FREILICH
(Type or Print Name)

Signature

408 BOSLEY AVENUE 321-0040
Address Phone No.

TOWSON MD. 21204
City State Zipcode

Legal Owner(s)

DANIEL MICHAEL MAKOWSKI
(Type or Print Name)

Nelionora Solovyov authorized
Signature Representative

JIMMIE L. GRIER
(Type or Print Name)

NELIONORA SOLOVYOVSKY
Signature authorized
Representative

8124 MIDHAVEN RD. 284-5892
Address Phone No.

BALTIMORE MD 21222
City State Zipcode

Name, Address and phone number of representative to be contacted.

MICHAEL K. SMITH
Name

BOX 5614 21210 435-0800
Address Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: _____ DATE _____



Printed with Soybean Ink
on Recycled Paper



Walter T. Parr

Sylvester H. O'Grinc, P.E.

34
Michael K. Smith, P.L.S.

BPS/land technology, inc.

95-33-A

Engineers & Surveyors

P.O. Box 5614 • Baltimore, MD 21210 • (301) 435-0800

ZONING DESCRIPTION

Beginning at a point on the southwest side of Reisterstown Road which is 66 wide at the distance of 255 feet northwest of the centerline of Dolefield Road which is 18 feet wide. Thence the following courses and distances:

South 58 degrees 14 minutes West 143 feet, North 18 degrees West 37.05 feet, North 58 degrees 14 minutes East 135 feet, and South 31 degrees 29 minutes East to the point of beginning as recorded in Deed Liber E.H.K. Jr. No. 6488, folio 510.



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95-33-A

Date of Posting 8/17/94

Petitioner: D. M. McKowSKI & L. L. Grice & Meliora Solodovovskiy

Location of Signs: Facing one & way on property being zoned

Posted by WJH/Healy Date of return: 8/19/94

Wittich's

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 108 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204, or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #95-33-A
(Item 34)

10520 Reisterstown Road
SW/S Reisterstown Road,
225' NW of Doldfield Road
4th Election District

3rd Councilmanic

Legal Owner(s):

Daniel Michael
Makowski and Jimmie L.
Grier

Contract Purchaser(s):

Nellonore Solovyovsky

Hearing: Tuesday

August 30, 1994 at 11:00
a.m. in Rm. 118, Old
Courthouse.

Variance to permit 8 existing parking spaces with an existing zero foot street right-of-way setback and no existing landscaping in lieu of the required 11 parking spaces; the required 10-foot street right-of-way setback and without current landscaping requirements respectively.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handi-
capped Accessible; for special ac-
commodations Please Call
887-3353

(2) For information concern-
ing the file and/or hearing, Please
Call 887-3391.
8/990 August 11.

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

August 12, 1994

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Aug. 11, 1994.

THE JEFFERSONIAN,

A. Henrichson

LEGAL AD. - TOWSON

~~Signature~~

MICROFILMED



Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

95-33-A

Account: R-001-6150

Number 34

By JLL

Date 7/29/94

1 NON RES ~~VAR~~ FILING. CODE 020 \$250.00

1 SIGN POSTING CODE 080 \$35.00

TOTAL \$285.00

MICROFILMED

OWNER MAKOWSKI AND GRIER PAID BY INTERNATIONAL FOOD MARKET
LOC. 10520 REISTERSTOWN RD.

03A03H0357MICHRC

\$285.00

BA C010150AM07-29-94

Please Make Checks Payable To: Baltimore County

34
JLL
7-29-94

P E T I T I O N P R O C E S S I N G F L A G

This petition has been accepted for filing, after an initial review, and has been placed on the agenda for the zoning advisory committee. However, the following items were found to be missing or incomplete when the petition was included on the agenda by Sophia. A copy of this "flag" will be placed in the case file for the Zoning Commissioner's review. The planner that accepted the petition for filing has the option of notifying the petitioner and/or attorney prior to the hearing or Zoning Commissioner's review of the petition regarding the items noted below. If the petitioner/attorney is contacted by the planner, it is the petitioner's ultimate decision and responsibility to make a proper application, address any zoning conflicts, and to file revised petition materials if necessary. Delays and unnecessary additional expenses may be avoided by correcting the petition to the proper form.

Need an attorney

The following information is missing:

Descriptions, including accurate beginning point

Actual address of property

Zoning

Acreage

Plats (need 12, only ____ submitted)

200 scale zoning map with property outlined

Election district

Councilmanic district

BCZR section information and/or wording

Hardship/practical difficulty information

Owner's signature (need minimum 1 original signature) and/or
printed name and/or address and/or telephone number

Contract purchaser's signature (need minimum 1 original signature) and/or printed name and/or address

Signature (need minimum 1 original signature) and/or
printed name and/or title of person signing for legal,

owner/contract purchaser

Power of attorney or authorization for person signing for
legal owner*~~and/or contract purchaser~~

Attorney's signature (need minimum 1 original signature)
and/or printed name and/or address and/or telephone number

Notary Public's section is incomplete and/or incorrect
and/or commission has expired

PET-FLAG (TXTSOPH)
11/17/93

* PERMISSION NEEDS TO BE FROM LEGAL OWNERS, NOT PERSON SIGNING FOR THEM!

1788

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 34
Petitioner: MAKOWSKI AND GRIER
(NELIONORA SOLOVYOUSKY) KATH REP.
Location: 10520 Reisterstown Rd

PLEASE FORWARD ADVERTISING BILL TO:

NAME: INTERNATIONAL FOOD MARKET
ADDRESS: 6970 Reisterstown Rd
Balto Md 21215
PHONE NUMBER: 358-4757

MICROFILMED

AJ:ggs

(Revised 04/09/93)

TO: PUTKENT PUBLISHING COMPANY
August 11, 1994 Issue - Jeffersonian

Please forward billing to:

International Food Market
6970 Reisterstown Road
Baltimore, Maryland 21215
358-4757

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-33-A (Item 34)
10520 Reisterstown Road
SW/S Reisterstown Road, 225' NW of Dolfield Road
4th Election District - 3rd Councilmanic
Legal Owner(s): Daniel Michael Makowski and Jimmie L. Grier
Contract Purchaser(s): Nelionora Solovyovsky
HEARING TUESDAY, AUGUST 30, 1994 at 11:00 a.m. in Room 118, Old Courthouse.

Variance to permit 8 existing parking spaces with an existing zero feet street right-of-way setback and no existing landscaping in lieu of the required 11 parking spaces, the required 10-foot street right-of-way setback and without current landscaping requirements respectively.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

RECORDED

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

AUG. 04 1994

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-33-A (Item 34)
10520 Reisterstown Road
SW/S Reisterstown Road, 225' NW of Dolfield Road
4th Election District - 3rd Councilmanic
Legal Owner(s): Daniel Michael Makowski and Jimmie L. Grier
Contract Purchaser(s): Nelionora Solovyovsky
HEARING TUESDAY, AUGUST 30, 1994 at 11:00 a.m. in Room 118, Old Courthouse.

Variance to permit 8 existing parking spaces with an existing zero feet street right-of-way setback and no existing landscaping in lieu of the required 11 parking spaces, the required 10-foot street right-of-way setback and without current landscaping requirements respectively.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: David Michael Makowski, et al
nelionora Solovyovsky
Michael Lewis Freilich
Michael K. Smith

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

RECEIVED



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

August 24, 1994

(410) 887-3353

Michael Lewis Freilich
408 Bosley Avenue
Towson, MD 21204

RE: Item No. 34, Case No. 95-33-A
Petitioner: Daniel M. Makowski, et al
Petition for Variance

Dear Mr. Freilich:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on , and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

- 1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

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Page 2

3) Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

Very truly yours,
W. Carl Richards, Jr.
W. Carl Richards, Jr.

W. Carl Richards, Jr.
Zoning Coordinator

Enclosures

Winnipeg



Maryland Department of Transportation
State Highway Administration

Secretary
Hal Kassoff
Administrator

8-294

JULIE WINIARSKI
Ms. ~~Charlotte Minton~~
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: +34 (JLL)

WINIARSKI!
Dear Ms. ~~Minton~~:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for DAVID H. RAMSEY, ACTING CHIEF
~~John Contestabile, Chief~~
Engineering Access Permits
Division

BS/

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AUG 2 1994

ZADM

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

MICROFILMED

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 08/09/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building,
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner:

LOCATION: SEE BELOW

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 25, 26, 29, 30, 31, 32,
33 AND 34.

REVIEWER: LT. ROBERT P. GAUERWALD
Fire Marshal Office, PHONE 037-4881, MS-1102F

cc: File

RECEIVED
AUG 9 1994

ZADM

MICROFILMED



8/30
95-33A

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: August 12, 1994

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 24, 25, 26, 29, 30, 31, 32, 33 and 34.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey W. Long

Division Chief:

Gary L. Kerns

PK/JL:lw

1000-1000000

RE: PETITION FOR VARIANCE
10520 Reisterstown Road, SW/S Reisters-
town Road, 225' NW of Dolfield Road
4th Election Dist., 3rd Councilmanic

Daniel Michael Makowski, et al.
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 95-33-A
*
*
*
*
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*
*
*
*
*

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 18th day of August, 1994, a copy of the foregoing Entry of Appearance was mailed to Michael Lewis Freilich, Esquire, 408 Bosley Avenue, Towson, MD 21204, attorney for Petitioners, and a copy was mailed to Michael K. Smith, Box 5614, Baltimore, MD 21210, representative for Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

RECEIVED

AUG 19 1994

ZADM

MICROFILMED

95-33

SPECIAL POWER OF ATTORNEY

SELLER

KNOW ALL MEN BY THESE PRESENTS:

That I Daniel Makowski and Jimmie L. Grier
do hereby nominate, make, constitute and appoint Neliana Solovovsky
of Baltimore County/City, State of Maryland my true and
lawful attorney, for me, and in my name and stead, and in my behalf to
execute any and all documents pertaining to obtaining a parking variance
or any other zoning matters that may be necessary to obtain a building
permit on the real property known as 10520 Reisterstown Rd.
Baltimore County/City, Maryland.

It being the intention of this power to fully authorize and empower
my said attorney-in-fact to act for and on behalf of me in this matter and
to bind me to the same extend and as fully to all intents and purposes as
if done myself, and I hereby ratify and confirm all and whatsoever that my
said attorney-in-fact may lawfully do by virtue of these presents. This
power of Attorney shall not be affected by my disability or by uncertainty
as to whether I am dead or alive.

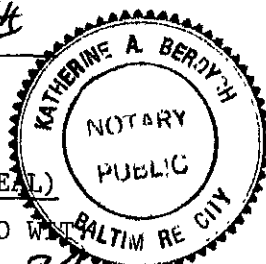
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 9th
day of AUGUST, 19 94.
WITNESS:

STATE OF Maryland COUNTY OF Baltimore, TO WIT (SEAL)
I HEREBY CERTIFY that on this 9th day of AUGUST, 19 94
before me, a Notary Public in and for the State and County aforesaid, personal-
ly appeared Daniel Makowski & Jimmie L. Grier known to me,
or satisfactorily proven to be the person whose name is subscribed to within
Power of Attorney, and who acknowledged that he has executed same in my
presence for the purposes therein contained.

AS WITNESS My hand and Notarial Seal.

My Commission Expires 10-1-95

Katherine A. Berdych
NOTARY PUBLIC



MICROFILMED

#34

To whom it may concern
I am NELIONORA Solovyovsky, authorised
Representative of Danil Makowski and
Jimmie Brier and I acknowledge
my responsibility to provide evidence
of this before the zoning hearing.

July 29, 1994 N. Solovyovsky

Promise of
Auth acknowledgment

RECEIVED

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

ERSEL D. DIVEBLISS

ADDRESS

10516 Reisterstown Rd
OWINGS MILLS MD 21117

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Rob Hoffman
Neliomira Soloviyevsky
Larisa Rudyak
Mikhail Rudyak
MICHAEL K. SMITH
Gloria Witherspoon

210 Allegheny Ave
1814 Ridgeway Ave
2003 Greenspring Valley Rd
2003 Greenspring Valley Rd
634 DEEPDENE RD.
3948 Penhurst Ave.



Printed with Soybean Ink
on Recycled Paper

MICROFILMED

Immigrants worry over those left behind

Many see reforms slipping away

By Jean Marbella

They left the Soviet Union for different reasons and during different years, but now their fears are similar: The overthrow of Soviet President Mikhail S. Gorbachev, said a number of local immigrants, may signal a return in that country to the repression they escaped.

From Ukrainians and Lithuanians who have lived in the Baltimore area for generations to Soviet Jews who settled here more recently, people with ties to the Soviet Union spent much of yesterday trying to call relatives in their troubled homeland and worrying that the freedoms of the Gorbachev era may be over.

"It's very scary. When we left 12 years ago, they made us sign papers saying we were traitors. They took our citizenship away. But since Gorbachev came in power, he let us come back," said Nelly Solovyovsky, who was able to return to her homeland two years ago for the first time since she left in 1979. "Now, I don't think we will have that opportunity for Russian immigrants to go back and forth."

At Ms. Solovyovsky's store, the International Food Market on Reisterstown Road, business was a little slow yesterday, but the talk was animated.

Russian immigrants, who make up about 90 percent of the clientele, spoke of their fears for relatives still over there. Americans asked Ms. Solovyovsky and her sister, Lisa Rudyak, about their families. The sisters have not been able to get calls through to their relatives since the trouble began.

Their emotions were close to the surface yesterday. Ms. Solovyovsky started crying, she said, when a customer told her that her son, who was scheduled to leave the Soviet Union shortly, might not be able to because of the coup.

"Everybody has a part of themselves in Russia," said Ms. Rudyak. "It's our past."

The sisters are among the growing population of Soviet Jews who left the country because of religious persecution. Others around Baltimore left the Soviet Union for political rather than religious reasons. Yet they, too, feared the takeover of the government by the hard-liners.

"The world knows what Stalin did," said Aldona Buda, who left Lithuania with her family 40 years ago.



THE SUN/JED KRISCHBAUM

Lisa Rudyak (left) and Nelly Solovyovsky are sisters.

"Everybody has a part of themselves in Russia."

LISA RUDYAK

organization that represents many of the estimated 25,000 to 40,000 Lithuanians in the area.

She was awakened at 2 a.m. yesterday by a cousin from Lithuania who had visited her in Baltimore, then left Saturday for California. "He said, 'My God, what am I going to do?'" Ms. Buda said. "I am not going to let him go back there."

Baltimore's sizable Ukrainian population also spent the day worrying about relatives still there.

"There's an awful lot of concern and frustration," said the Rev. Ury Markewich, pastor of St. Michael's Ukrainian Church, a 450-member parish that is erecting a new, golden-domed church on Eastern Avenue. "All our hopes for independence have been dashed, or postponed indefinitely."

Other immigrants said they feared losing some of the gains of glasnost and perestroika now that Mr. Gorbachev was out of power.

"There was a fundamental trust established between the people of the Soviet Union and the people of America. That trust is broken."

spend much of yesterday in front of a television tuned to CNN.

Ms. Barshay had been planning to visit the Soviet Union soon as part of her research into starting a joint venture, perhaps an import-export business, with a group from her homeland.

"I would not want to go there now," she said. "I'm not going to give it up, though, I'm going to continue to pursue it, continue my research."

Ms. Barshay said she believes the hard-liners responsible for the coup represent a step backward.

"They cannot possibly think of the new," she said. "This is just their last [attempt] to save their cushy jobs."

Others were more optimistic, such as Sacha Pals, an Odessa native who has lived in Baltimore for 15 years. He said he believes the Russian people will quell the uprising and return Mr. Gorbachev to power.

"When you give somebody a sweet candy, then sour . . . well, they're going to try to get back the good," said

WORD OF MOUTH

Market stocks foods of Eastern Europe, U.S.S.R.

Nelly Sokoryovskaya is at a loss for words: how to describe the difference between cheeses. "It's a little salty, like feta, but has a consistency not like feta."

She slices off a sliver of cheese then holds the knife over the counter, waiting. "For me, it's better to say, 'Tasochka!'"

What a beast, offered is a goat's milk cheese imported from Greece, but his five-year-old niece Mrs. Sokoryovskaya, pulls members from her home in Kiev.

And that's about whole idea here at the International Food Market on Reisterstown Road — to offer foods

Left, the Sokoryovskays and Rudyskijs of International Food Market.

Market stocks foods of Eastern Europe, U.S.S.R.

mouth, from 24

San home, and for

My, Baltimore, the

After struggling

the foods they ran

growing up in the

Byronway and her

ing with the

open a store

travels to New

back to gather food

Star, concentrate for making kvass,

sand, lower seeds, mineral water from

Russia, pickled gherkins, dachshund

from Poland, kasha from Russia,

frozen potato and mushroom pel-

ment, chocolates from Europe and

the Soviet Union and many other

items.

Often there are delectable fresh

strawbs and sweet rolls with poppy

seed filling for sale.

They hope to make the store a

center for the Russian and Ukrain-

ian communities by offering a place

for news as well as the latest in such

things as musical events and the

Moscow Circus.

International Food Market is

open seven days a week. Mondays

and Tuesdays the hours are 10 a.m.

to 8 p.m., Wednesdays 10 a.m. to 10

p.m., Thursdays and Fridays from 9

a.m. to 9 p.m., Saturdays from 9

a.m. to 6 p.m., and Sundays from 9

a.m. to 6 p.m.

The store is located at 6970 Reis-

terstown Road at the corner of Pal-

staff Road. The telephone number is

358-4757.

NOT RECORDED



International Food Market owners, from left, Mikhail and Lisa Rudyak, and Nellie and Nick Solovyovsky.

A Place To Call Home

By starting a market that sells exotic foods from around the world, two Soviet immigrant couples are carrying on an old American tradition: the neighborhood mom-and-pop store.

"The Russian community needed a place to come together," said Lisa Rudyak, co-owner with husband, Mikhail, and her sister and brother-in-law, Nellie and Nick Solovyovsky, of the International Food Market on Reisterstown Road. "This is the only place where people can come and feel comfortable to speak Russian. The Russians love this place. It's their home."

At International Food Market, one can find Soviet immigrants from the nearby Milbrook area buying goods, chatting with friends, leafing through the local Russian language magazine *Vestnik*, reading the bulletin board covered with flyers and posters or demonstratively discussing the fate of the Soviet Union.

International Food Market opened nine months ago at the location of the former Caplan Brothers Meat Market near Colonial

Village Shopping Center.

The Rudyaks and the Solovyovskys came to Baltimore from the Soviet Union in 1979. While Mrs. Rudyak and her sister are from Kiev, Mr. Rudyak is from the Ukrainian town of Skvira, and Mr. Solovyovsky came from Zhmerinka near Odessa.

The partners travel to New York City weekly to buy foods imported from the Soviet Union, Israel, Turkey, France, eastern Europe and other areas. Items on sale include breads, cheeses, pastries and cakes, schmaltz herring, caviar, blintzes, potato latkes, condiments, gourmet candy, and beverages.

Open every day, International Food Market also carries kosher foods. Like the owners of Moscow Nights, the Rudyaks and the Solovyovskys also have other business interests in addition to running the market. Mr. Rudyak and Mr. Solovyovsky own airport taxis, and their wives hold full-time manicurist jobs.

Mrs. Rudyak, whose children attended Beth Tfiloh Community Day School, said her husband wanted to open the market to bring the Soviet community together and introduce Americans to international foods. So far, she said, business has been good.

"Anyone can open a business," she continued. "It's important for us to make this work. Everything depends on what you want from your life. We Russians want a lot so we are

willing to work harder than most people. We hope to be here forever, or at least until we retire."

Her husband and brother-in-law, Mrs. Rudyak added, are well acquainted with the food business, having worked in produce stores back in the Soviet Union.

"They're guys from the *shetits*, so they really developed a taste for picking and selling foods," Mrs. Rudyak said. □

"We Russians want a lot so we are willing to work harder than most people."

— Lisa Rudyak

Russian Aromas

ILENE SPECTOR SPECIAL TO THE JEWISH TIMES

I've been passing the place for the past 8 months or so. As I stopped at the traffic light at Reisterstown and Fallstaff Roads I would notice people pressing a button and then going in. The International Food Market. I imagined it to be just one more food store taken over perhaps by Koreans to service the changing neighborhood. But one rainy Saturday curiosity got the best of me and I pulled over and decided to get a first hand look. What a delicious surprise. This was a Russian owned store filled with an ambiance hard to duplicate anywhere. I was first struck by the aromas - smokey delicatessens in the front and sweet and pungent in the rear where baked goods and pickled items are displayed. Baltimore has a large Russian community, and if you think they arrived with only recipes and tastes for borscht and potatoes, think again.



cottage cheese you have ever tasted. Russian farmer's cheese is a popular ingredient and here you will find the finest imported varieties available. Hand sliced nova lox and sturgeon at half the price of any deli. Smoked fish? I have yet to see as many shapes, colors and sizes. If you've never tried real Russian red caviar I urge you to do so. No need to take out another mortgage - here you can

purchase small containers for under \$5. A palette of pickled green tomatoes in varying shades, mushrooms and bright red plum tomatoes are displayed in a real homemade brine of garlic and spices.

Two cold storage units contained interesting yogurts including the kinds many Russians drink. I tried what I call miniature frozen kreplach in a soup recommended by Nell, one of the owner's wives. It is now my husband's favorite. Store shelves are filled with imported items familiar to Eastern Europeans. We have long considered many of these as delicacies yet in Russia they have been staples in many households for generations, used often as medicinal remedies. As you enter there are bins filled with delicious imported individually wrapped candies at \$3.99 a pound!

Many Russians were very savvy cooks and shoppers. European countries not involved in wartime were anxious to ship to the Soviet Union and the Russians simply found ways to get many items that we have long considered "European delicacies." As Eastern Europe's borders began to blend, Russia was exposed to many cultures and cuisines, including French, Indian, Persian, Chinese and Mediterranean. I also reminded myself that our modern fancy delicatessens and gourmet shops are usually the result of the peasant dishes our ancestors brought with them from eastern Europe decades ago.

The proprietors were friendly and made me feel very welcome even though I was the only non-Russian speaking person in the store. Everyone is encouraged to taste anything they want before buying - a practice I applaud. There were endless smoked meats to choose from including veal and beef varieties I had never seen. All I could think of was what an unusual "Russian Submarine" I could serve at my next casual party.

Thursday is the best day to shop at The International Food Market. That is when the best and freshest selection of baked goods arrive. Straight from the Russian bake shops in Coney Island, New York come the most luscious cakes, cookies and pastries you have ever seen. Or tasted. Lavish chocolate meringue and mousse cakes, beautiful French pastries and napoleons (to die for!) to real homemade strudel and rugelach appear each week. Don't forget to try the chocolate covered cheese balls - they are so wonderful and unique! By Saturday

continues on next page

FEBRUARY 4, 1994



BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF PERMITS AND LICENSES

TOWSON, MARYLAND 21204

John R. Ring
BUILDINGS ENGINEER

BUILDING PERMIT

PERMIT #: B087652 CONTROL #: RA DIST: 04 PREC: 01
DATE ISSUED: 05/20/91 TAX ACCOUNT #: 0416055092 CLASS: 1

PLANS: CONST 0 PLOT 0 RFEAT 0 DATA 0 ELEC NO PLUM NO
LOCATION: 10520 REISTERSTOWN RD
SUBDIVISION: .129 AC SWS

OWNERS INFORMATION

NAME: MAKOWSKI, DANIEL & GRIER, JIMMIE
ADDR: 8124 MIDHAVEN RD., 21222

TENANT:

CONTR: OWNER

ENGR:

SELLR:

WORK: RAZE RETAIL STORE. TO BE HAULED TO APPROVED
SANITARY LANDFILL. (SEWER TO BE CAPPED.
PERMIT EXPIRES 90 DAYS FROM DATE OF ISSUE.
BUILT IN 1960'S. 2880SF CAP OFF FINALED
4/19/91

BLDG. CODE: BOCA CODE

RESIDENTIAL CATEGORY:

OWNERSHIP: PRIVATELY OWNED

ESTIMATED \$ PROPOSED USE: RETAIL STORE
3500.00 EXISTING USE: RETAIL STORE.

TYPE OF IMPRV: WRECKING
USE: STORE, MERCANTILE, RESTAURANT
FOUNDATION: BASEMENT:
SEWAGE: PUBLIC EXIST WATER: PUBLIC EXIST

LOT SIZE AND SETBACKS

SIZE: 035/037X152/161
FRONT STREET:
SIDE STREET:
FRONT SETB: NC
SIDE SETB: NC/NC
SIDE STR SETB:
REAR SETB: NC

MICROFILMED

EXHIBIT No2

See Annex
Paving
16 SP PER 1000 SF
not used
5 PGM

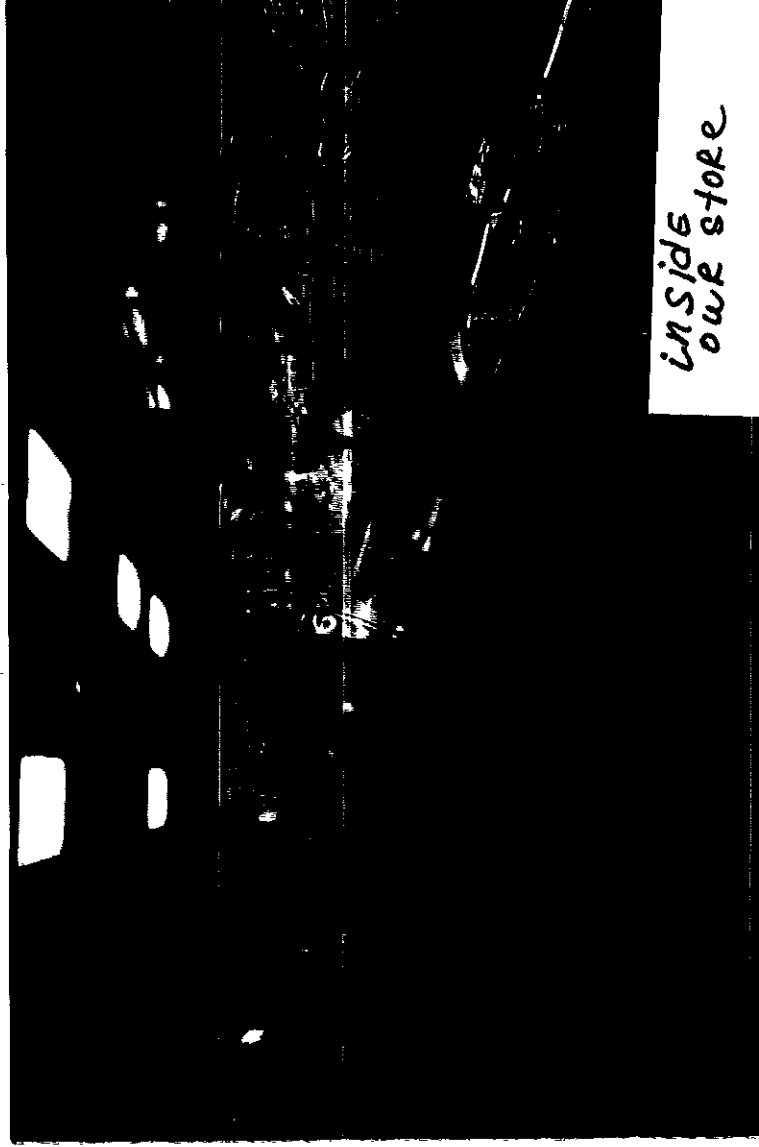
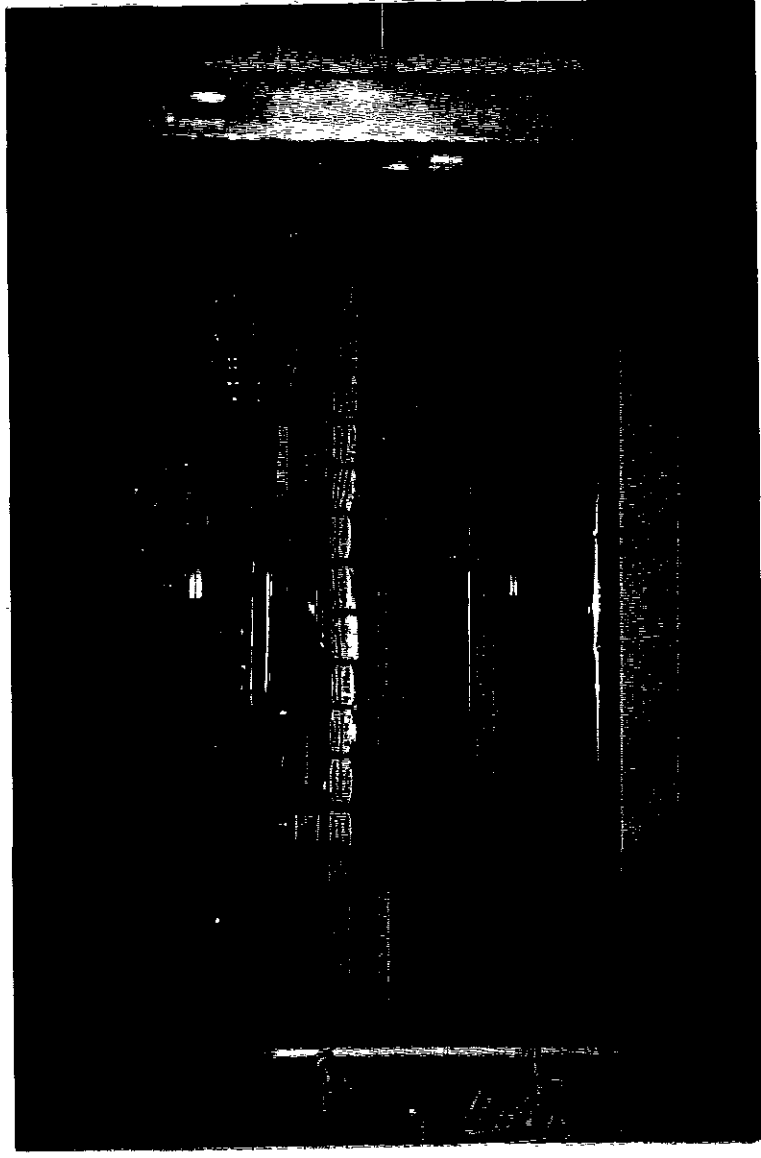


Pet Ex 3 A

4H



4H



inside
our store

3B

Pet Ex
4A

Wednesday 4 p.m
aug 17

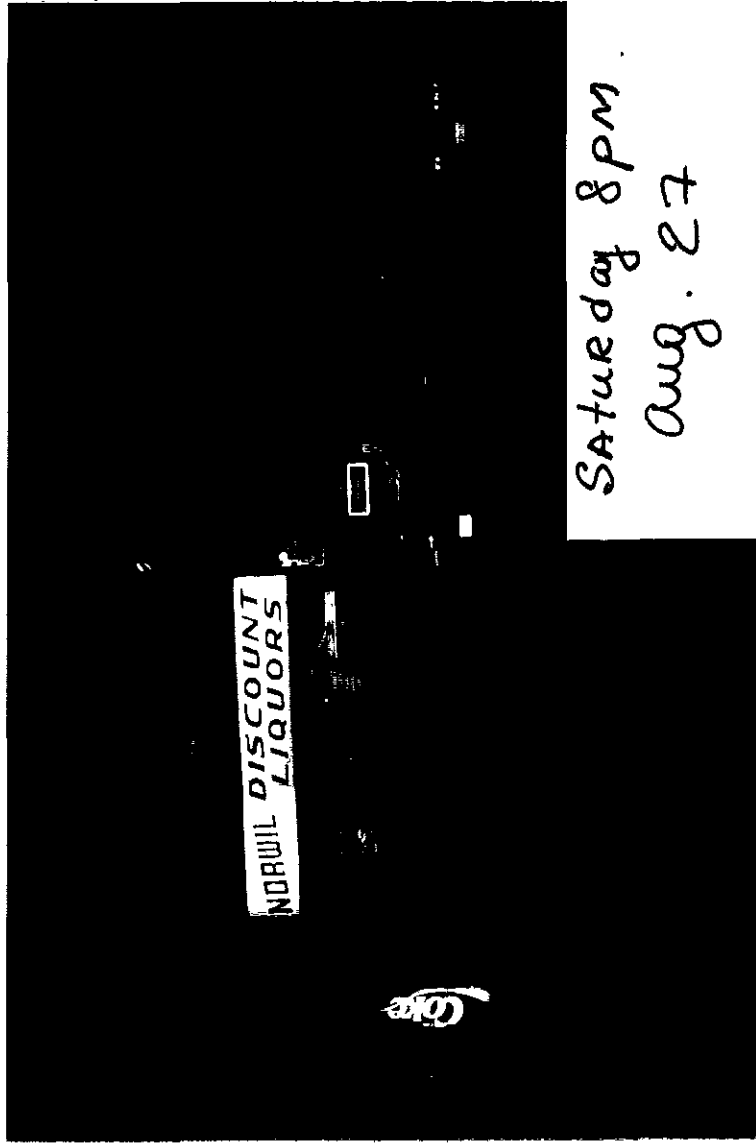
4G

Friday 5 p.m
aug 19

Saturday 8⁰⁰ p.m
Aug 27

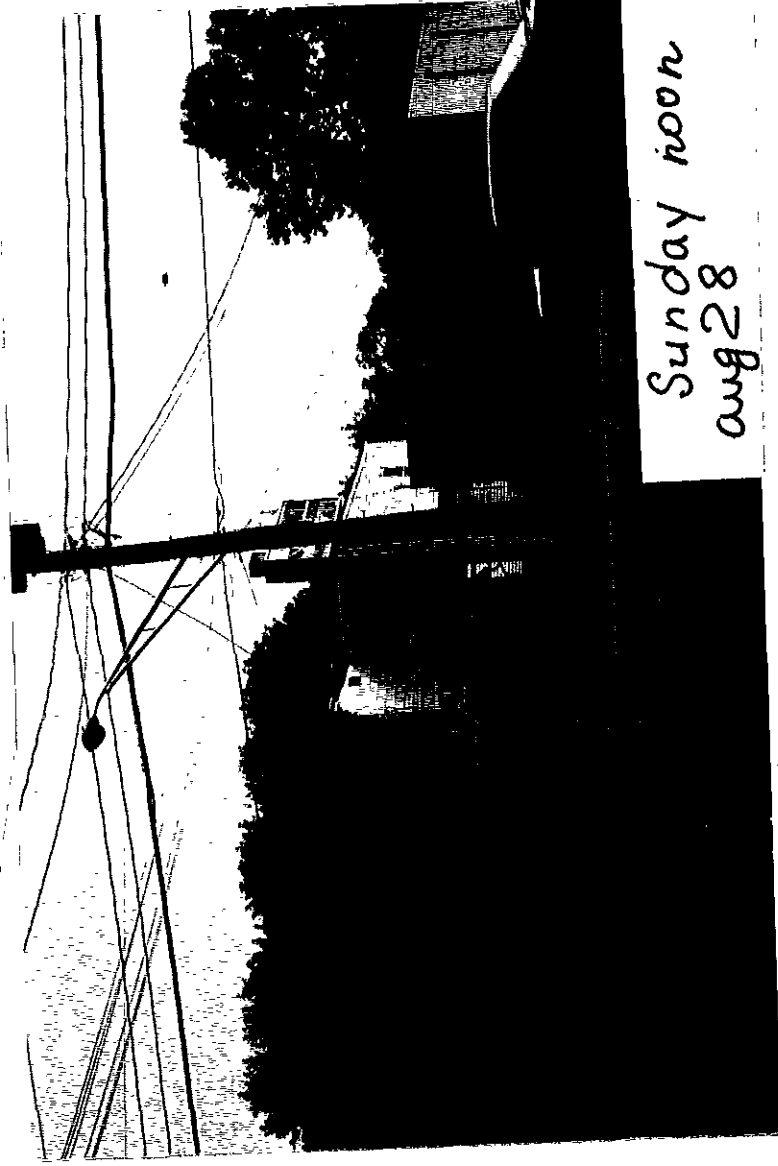
4B

Lunchroom



Saturday 8pm
Aug. 27

4C



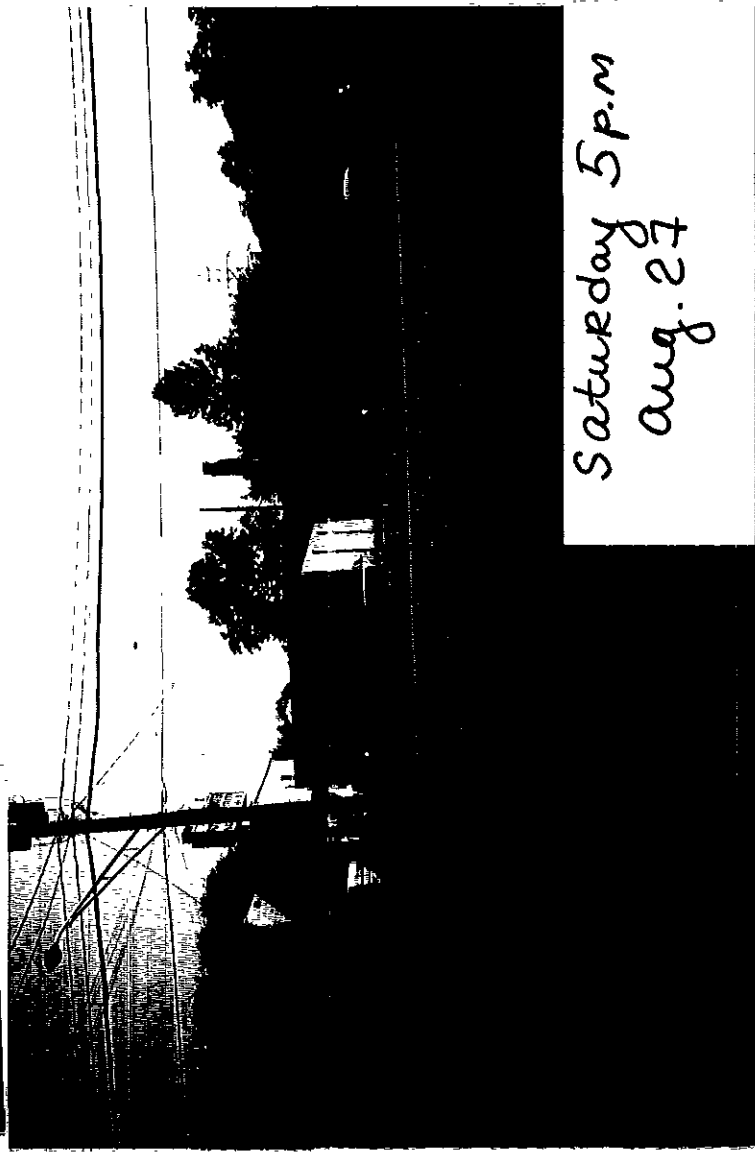
Sunday noon
aug 28

4D



Sunday noon
28 aug

4E



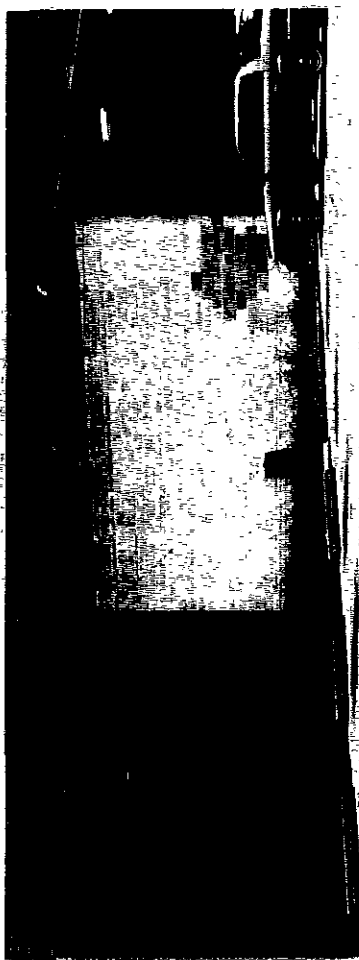
Saturday 5p.m
Aug. 27

4F

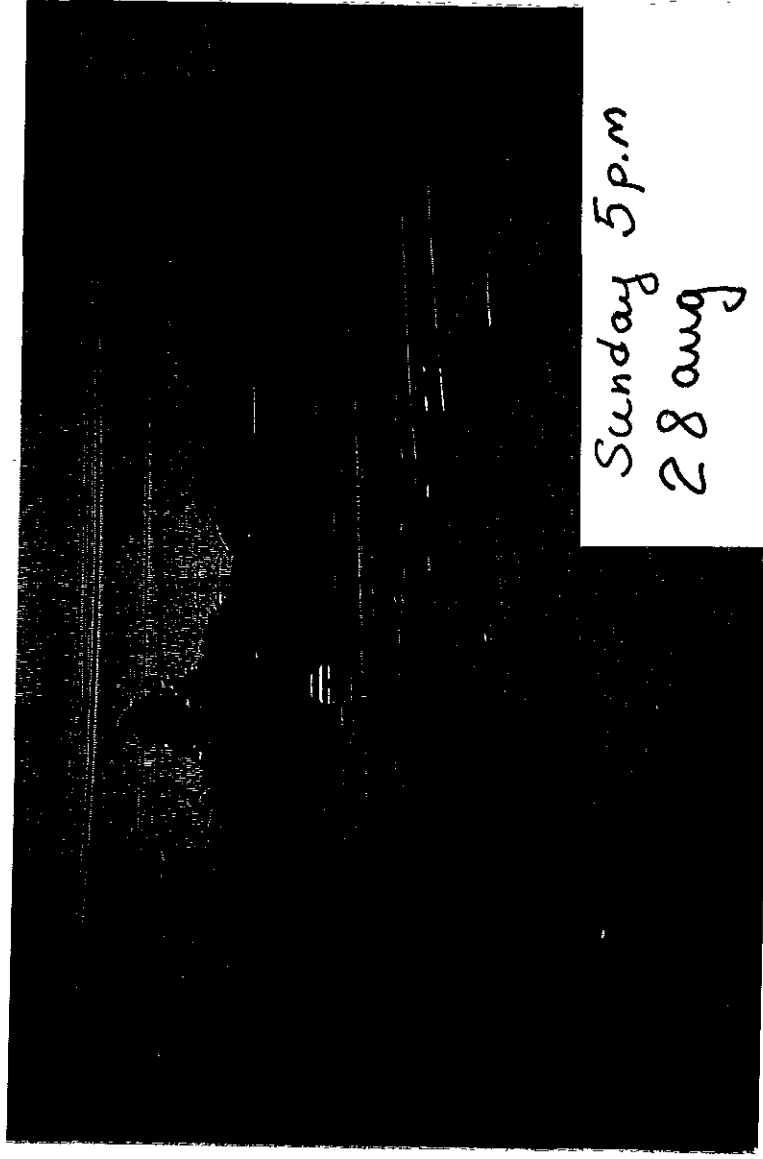
4J

Pet Ex

4H



Saturday 12 p.m
20 aug



Sunday 5 p.m
28 aug



Saturday 20
6 30 p.m
aug

4I

Prot Ex
1A

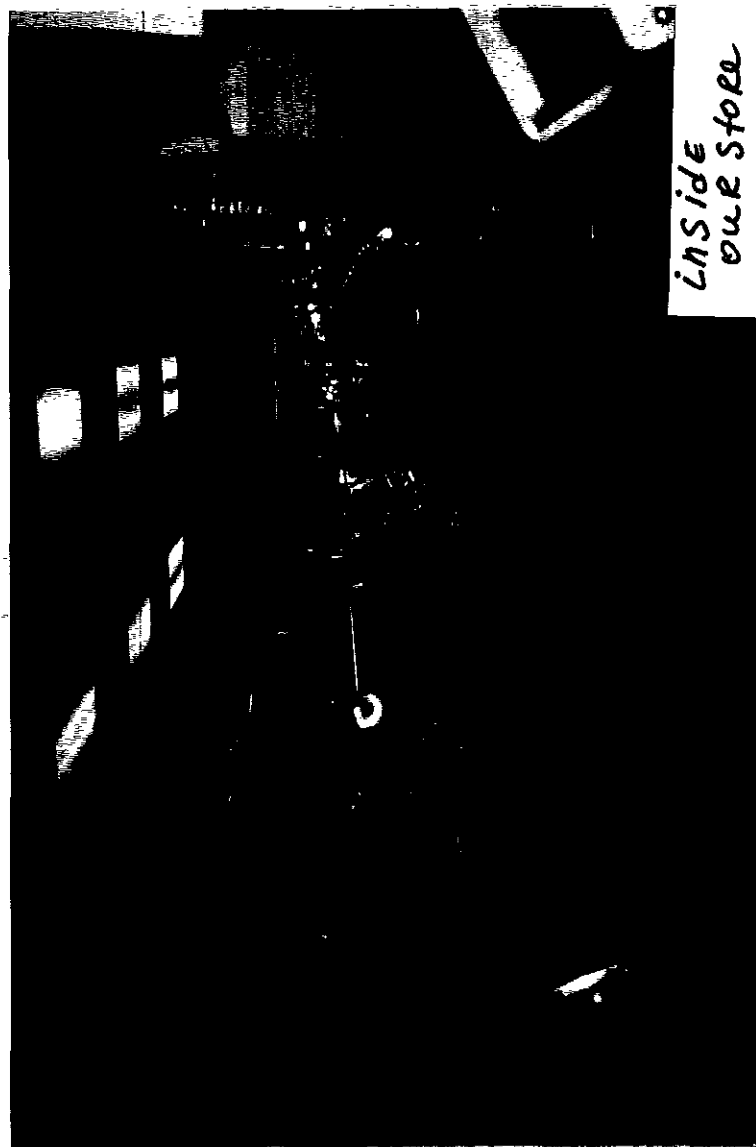


1B



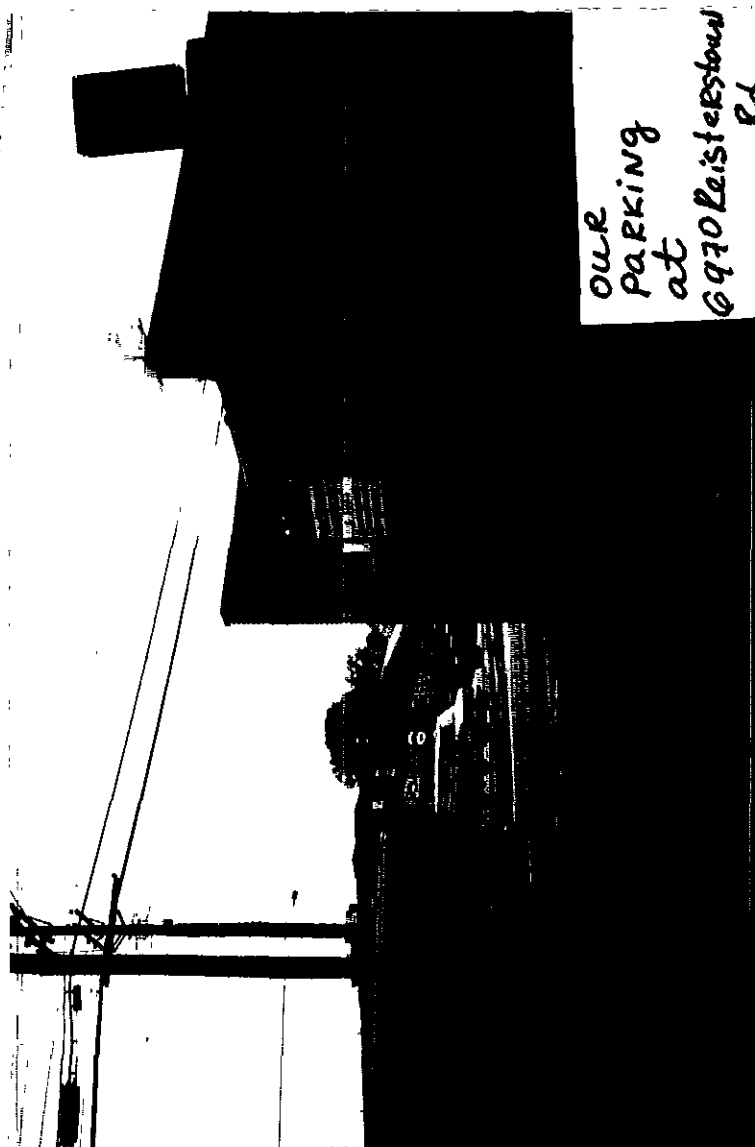
Pet Ex

3C



inside
our store

3D



our
parking
at
6970 Leister Road



1E



1F

Prot
Ex



1C



1D



Pro + Ex

11

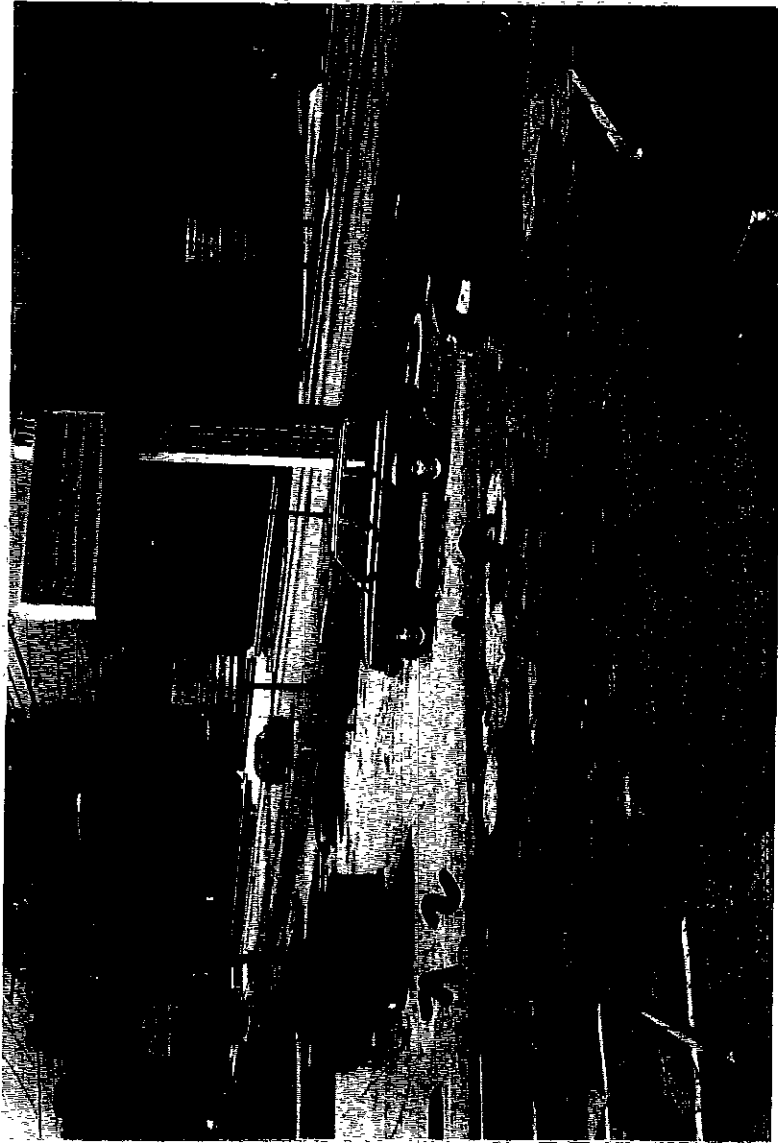
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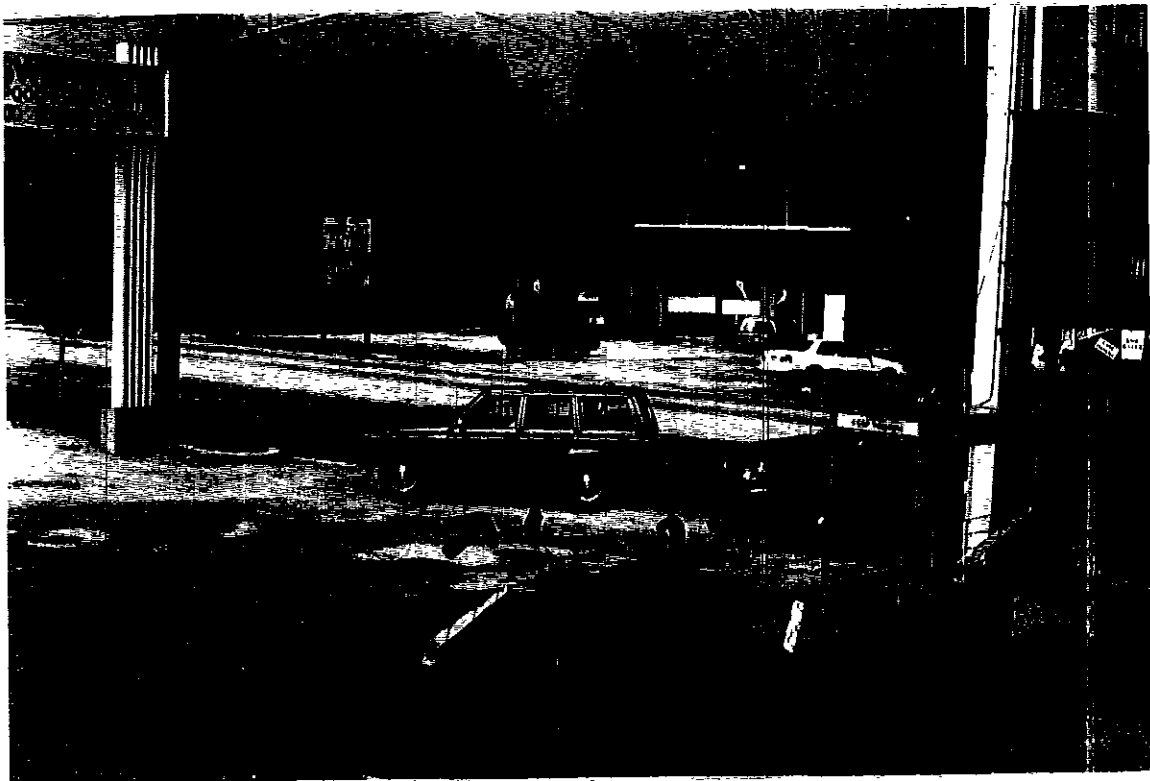
1J



1H



12



Prot Ex

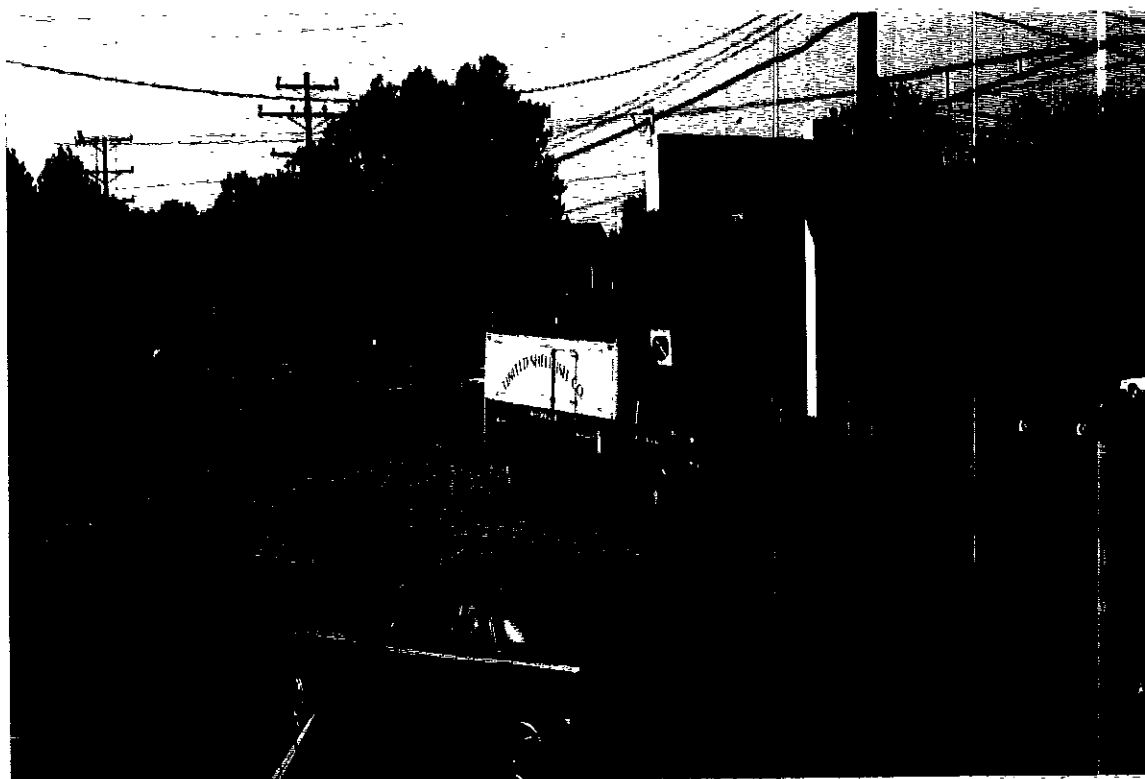
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1M



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1N



10

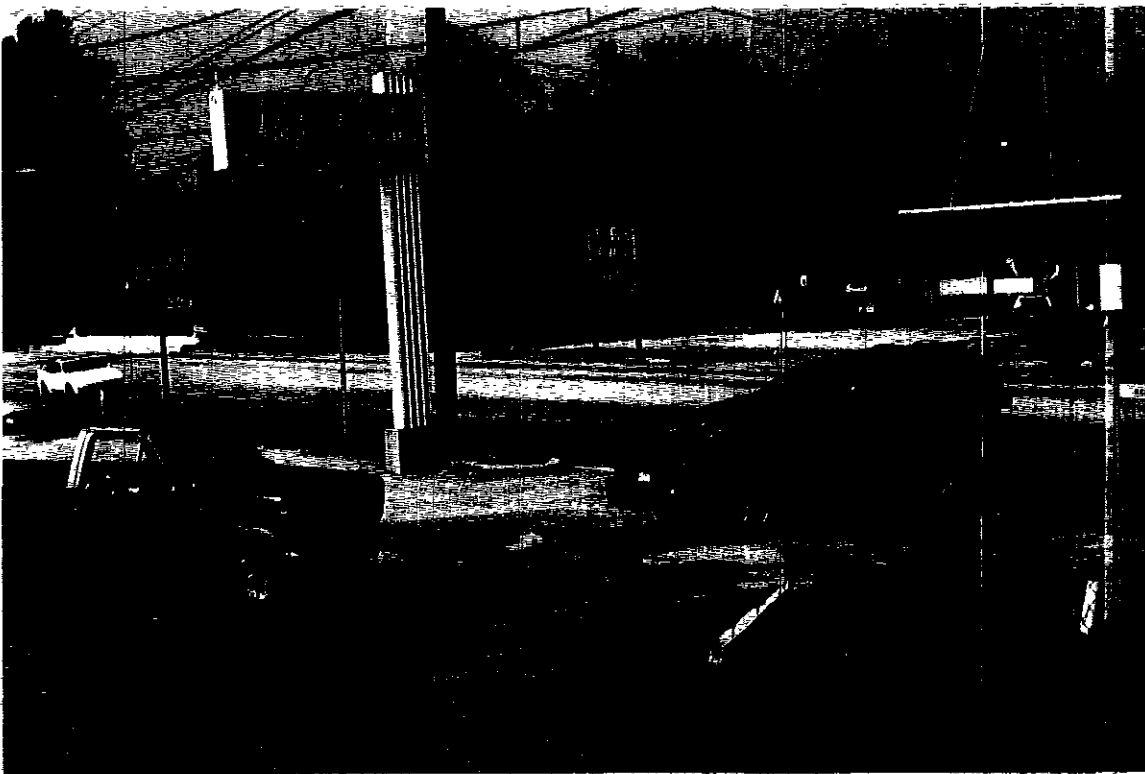


1P



Prot Ey

1Q

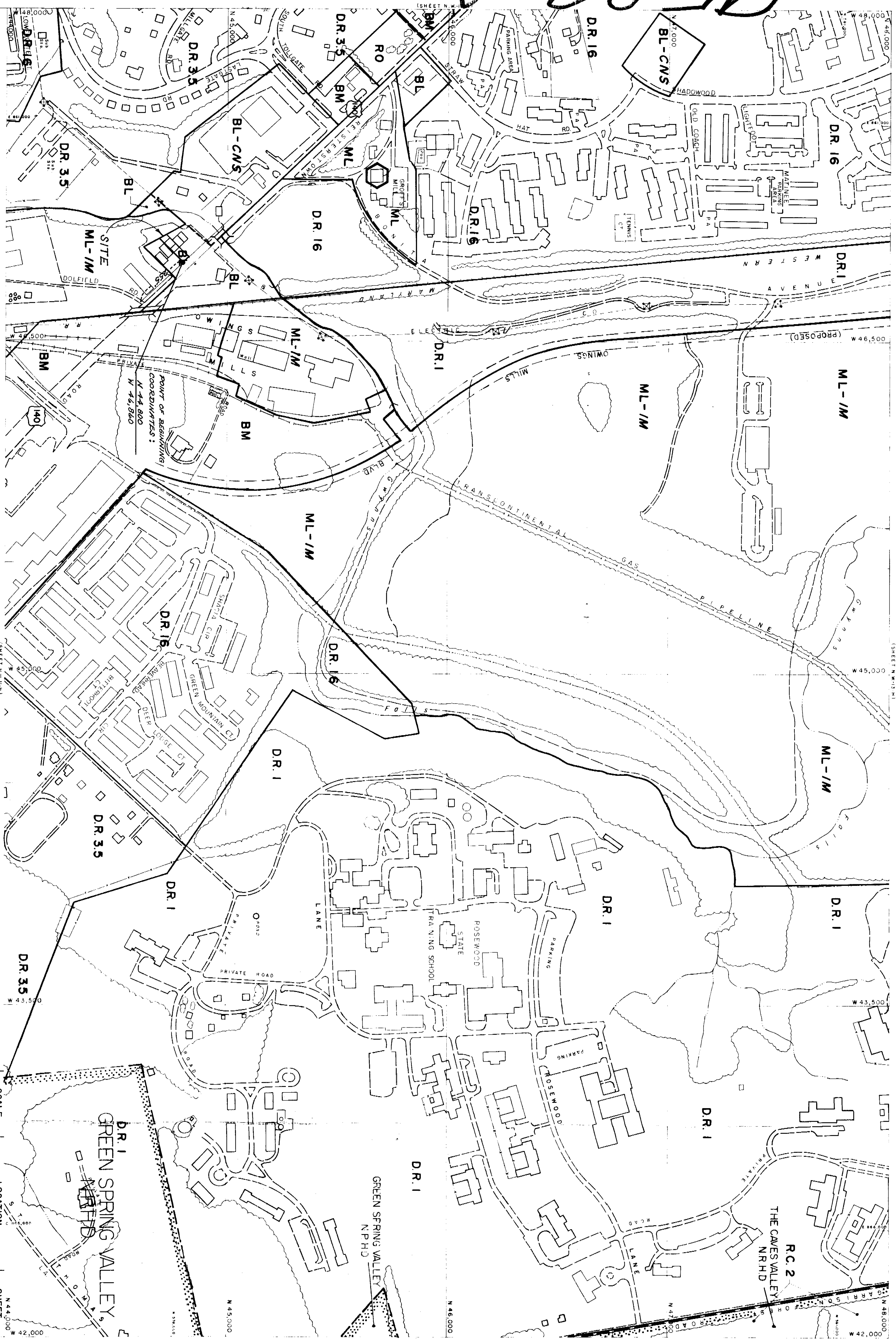


1R



1S

95-33-A



THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

T-SW T-SE
#34

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
Bill Nos. 83-92, 84-92, 85-92, 86-92, 87-92, 88-92, 89-92

William D. Howard
Chairman, County Council

SCALE 1" = 200'	LOCATION ROSEWOOD SCHOOL VICINITY	SHEET N.W. 12-H
DATE OF PHOTOGRAPHY JANUARY 1986		

MICROFILMED

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Appearing at the hearing for this case was Melionora Solovyovsky, Contract Purchaser/Petitioner. Also appearing was Mikhail Rudyak and Larisa Rudyak, who are partners in the proposed business venture with Mrs. Solovyovsky. Michael K. Smith, the surveyor who prepared the site plan, was also present in support of the Petition, as was Gloria Witherspoon, the proprietor of a business located nearby. The Petitioner was represented by Robert A. Hoffman, Esquire. Appearing in opposition to the Petition was Ersel D. DiVelbliss.

The proposed building will provide a larger place for business operations and also increased office/storage areas. Mrs. Solovyovsky emphasized that the business is very customer oriented and that unlike the

ORDER RECEIVED FOR FILING
Date 9/6/98
By M. Martinez


Parking for all of the businesses is provided by way of a large macadam lot which runs from the liquor store on the south side of the row of businesses to the pizza restaurant on the north side. It is clear that customers of the respective businesses park wherever space is available

As is well settled, any Petition for Variance must be considered in accordance with the standards set forth in Section 307 of the BCZR. Therefore, a three pronged test is offered which the Petitioner must satisfy. First, the Petitioner must demonstrate that a practical difficulty will be suffered if the variance is denied. The concept of practical difficulty has been well stated by the appellate courts of this State. See McLean

ORDER RECEIVED FOR FILING
Date 9/6/96
BY M. Dard

I am appreciative of Mr. DiVelbliss' arguments but believe that they do not justify a denial of the variance. If these arguments were adopted, there could be no development on the existing site in that the parking regulations could not be adhered to. He seemingly prefers the luxury of utilizing the Petitioner's property for the use of his business and the other businesses nearby. Clearly, that situation is indeed what is occurring at the present time. A denial of the variances and preventing the Petitioner use of the property, similar to that being exercised by adjacent property owners, would be unfair.

ORDER RECEIVED FOR FILING
Date 9/6/94
By Sh. D. D. D.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/minn

ORDER RECEIVED FOR FILING
Date 9/6/98
By M. Hord



(410) 887-4386

September 6, 1994

RE: Case No. 95-33-A
Petition for Variance
Property: 10520 Reisterstown Road
Nelionora Solovyovsky, Contract Purchaser, Petitioner

Dear Mr. Hoffman:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

Lawrence E. Schmidt
Zoning Commissioner

LES:mmm
att.
cc: Mrs. Nelionora Solovyovsky
cc: Mr. Ersel D. DiVelbliss

This Petition shall be filed with the Office of Zoning Administration & Development Management. **409.6A.2 OR 8.A.1E A.4.**
The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 409.6A.2 OR 8.A.1E A.4.
PARKING SPACES WITH AN EXISTING DRIVEWAY TO PERMIT EXISTING DRIVELANDSCAPING IN LIEU OF THE REQUIRED 10 PARKING SPACES AND NO SETBACK REQUIREMENTS RESPECTIVELY. THIS IS AN "AS IS" CONDITION.
I/we are aware that the proposed variance is subject to the review and approval of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate layperson or professional official.)

TO BE DETERMINED AT HEARING

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Printed with Soybean Ink
on Recycled Paper

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

DANIEL MICHAEL MAKOWSKI

the following dates _____ Next Two Months
ALL _____ OTHER _____

REVIEWED BY: _____ DATE _____

-6-

-5-

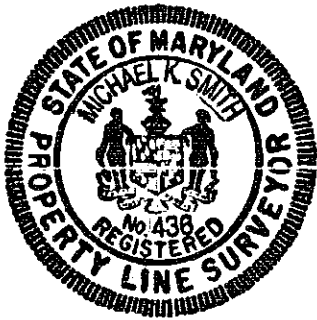
BPS/land technology, inc.
Engineers & Surveyors

P.O. Box 5614 • Baltimore, MD 21210 • (301) 435-0800

ZONING DESCRIPTION

Beginning at a point on the southwest side of Reisterstown Road which is 66 feet wide at the distance of 255 feet northwest of the centerline of Dolefield Road which is 18 feet wide. Thence the following courses and distances:

South 58 degrees 14 minutes West 143 feet, North 18 degrees West 37.05 feet, North 58 degrees 14 minutes East 135 feet, and South 31 degrees 29 minutes East to the point of beginning as recorded in Deed Liber E.H.K. Jr. No. 6488, folio 510.

**CERTIFICATE OF POSTING**
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 118 Date of Posting: 8/12/94
 Posted for: Variances
 Petitioner: D.M. Makowski & J. Grier, et al. Motion for Variances
 Location of property: 10520 Reisterstown Rd., 5412
 Location of Sign: Along the way on property being used
 Remarks: _____
 Posted by: Michael K. Smith Date of return: 8/12/94
 Number of Signs: 1

CERTIFICATE OF PUBLICATIONTOWSON, MD., August 12, 1994

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Aug. 11, 1994

THE JEFFERSONIAN,

A. Henrichson
 LEGAL AD. - TOWSON
 Publisher

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 at Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case #95-33-A (Item 34)
 10520 Reisterstown Road,
 225' NW of Dolefield Road,
 4th Election District - 3rd Councilmanic
 Legal Owner(s): Daniel Michael Makowski and J. Grier
 Contract Purchaser(s): Michael K. Smith
 Hearing: Tuesday, August 30, 1994 at 11:00 a.m. in Room 118, Old Courthouse.

Variance to permit 8 existing parking spaces with an existing zero foot street right-of-way setback and no existing landscaping in lieu of the required 11 parking spaces, the required 10-foot street right-of-way setback, and without current landscaping requirements respectively.

LAWRENCE E. SCHMIDT
 Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are handicapped accessible for special accommodations. Please call 867-3353.
 (2) For information concerning this file and/or hearing, please call 867-3353, August 11.

TO: PUTNEY PUBLISHING COMPANY
 August 11, 1994 Issue - Jeffersonian

Please forward billing to:

International Food Market
 6970 Reisterstown Road
 Baltimore, Maryland 21215
 358-4757

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-33-A (Item 34)

10520 Reisterstown Road

225' NW of Dolefield Road

4th Election District - 3rd Councilmanic

Legal Owner(s): Daniel Michael Makowski and J. Grier

Contract Purchaser(s): Baltimore Solovovskiy

HEARING: TUESDAY, AUGUST 30, 1994 at 11:00 a.m. in Room 118, Old Courthouse.

Variance to permit 8 existing parking spaces with an existing zero foot street right-of-way setback and no existing landscaping in lieu of the required 11 parking spaces, the required 10-foot street right-of-way setback and without current landscaping requirements respectively.

LAWRENCE E. SCHMIDT

ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 867-3353.

(2) FOR INFORMATION CONCERNING THIS FILE AND/OR HEARING, PLEASE CALL 867-3353.

Baltimore County Government
 Office of Zoning Administration
 and Development Management

111 West Chesapeake Avenue
 Towson, MD 21204

AUG. 0 4 1994

(410) 887-3353

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-33-A (Item 34)

10520 Reisterstown Road

225' NW of Dolefield Road

4th Election District - 3rd Councilmanic

Legal Owner(s): Daniel Michael Makowski and J. Grier

Contract Purchaser(s): Baltimore Solovovskiy

HEARING: TUESDAY, AUGUST 30, 1994 at 11:00 a.m. in Room 118, Old Courthouse.

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(2) FOR INFORMATION CONCERNING THIS FILE AND/OR HEARING, PLEASE CALL 867-3353.

(3) FOR INFORMATION CONCERNING THIS FILE AND/OR HEARING, CONTACT THIS OFFICE AT 867-3353.

(4) FOR INFORMATION CONCERNING THIS FILE AND/OR HEARING, CONTACT THIS OFFICE AT 867-3353.

(5) FOR INFORMATION CONCERNING THIS FILE AND/OR HEARING, CONTACT THIS OFFICE AT 867-3353.

(6) FOR INFORMATION CONCERNING THIS FILE AND/OR HEARING, CONTACT THIS OFFICE AT 867-3353.

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(29) FOR INFORMATION CONCERNING THIS FILE AND/OR HEARING, CONTACT THIS OFFICE AT 867-3353.

(30) FOR INFORMATION CONCERNING THIS FILE AND/OR HEARING, CONTACT THIS OFFICE AT 867-3353.

Item Number: 34
 Planner: JLL
 Date Filed: 7-29-94

PETITION PROCESSING FLAG

This petition has been accepted for filing, after an initial review, and has been placed on the agenda for the zoning advisory committee. However, the following items were found to be missing or incomplete when the petition was included on the agenda by Sophia. A copy of this "flag" will be placed in the case file for the Zoning Commissioner's review. The planner that accepted the petition for filing has the option of notifying the petitioner and/or attorney prior to the hearing or Zoning Commissioner's review of the petition regarding the items noted below. If the petitioner/attorney is contacted by the planner, it is the petitioner's ultimate decision and responsibility to make a proper application, address any zoning conflicts, and to file revised petition materials if necessary. Delays and unnecessary additional expenses may be avoided by correcting the petition to the proper form.

Need an attorney

☒ The following information is missing:
 _____ Descriptions, including accurate beginning point
 _____ Actual address of property
 _____ Zoning
 _____ Acreage
 _____ Plate (need 12, only 1 submitted)
 _____ 200 scale zoning map with property outlined
 _____ Election district
 _____ Councilmanic district
 _____ BC22 section information and/or wording
 _____ Hardship/practical difficulty information
 _____ Owner's signature (need minimum 1 original signature) and/or printed name and/or address and/or telephone number
 _____ Contract purchaser's signature (need minimum 1 original signature) and/or printed name and/or address and/or telephone number
 _____ Signature (need minimum 1 original signature) and/or printed name and/or title of person signing for legal owner/contract purchaser
 _____ Power of attorney or authorization for person signing for legal owner/contract purchaser
 _____ Attorney's signature (need minimum 1 original signature) and/or printed name and/or address and/or telephone number
 _____ Notary Public's section is incomplete and/or incorrect and/or commission has expired

PET-FLAG (TXYTSPH)
 11/17/93

* PERMISSION NEEDS TO BE FROM LEGAL OWNERS, NOT PERSON SIGNING FOR THEM!

Baltimore County Government
 Office of Zoning Administration
 and Development Management

111 West Chesapeake Avenue
 Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

Arnold Jablon
 ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 34
 Petitioner: MAKOWSKI AND GRIER
NELEONORA SOLOVOVSKY
 Location: 10520 Reisterstown Rd
 PLEASE FORWARD ADVERTISING BILL TO:
 NAME: INTERNATIONAL FOOD MARKET
 ADDRESS: 6970 Reisterstown Rd
Baltimore MD 21215
 PHONE NUMBER: 358-4757

AD:ggg

(Revised 04/09/93)

Baltimore County Government
 Office of Zoning Administration
 and Development Management

111 West Chesapeake Avenue
 Towson, MD 21204

August 24, 1994

(410) 887-3353

Michael Lewis Freilich
 408 Bosley Avenue
 Towson, MD 21204

RE: Item No. 34, Case No. 95-33-A
 Petitioner: Daniel M. Makowski, et al
 Petition for Variance

Dear Mr. Freilich:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on , and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

- 1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.

3) Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

Very truly yours,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Coordinator

WCR:jw

Enclosures



Maryland Department of Transportation
State Highway Administration

Secretary
Hal Kassoff
Administrator

Ms. Charlotte Minton
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: +34 (JLC)

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
for DAVID N. KAHSEY, ACTING CHIEF
John Contestabile, Chief
Engineering Access Permits
Division

BS/

RECEIVED
AUG 2 1994
ZADM

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 08/09/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP 1105

RE: Property Owner:

LOCATION: SEE BELOW

Item No.: SEE BELOW

Zoning Agenda:

Revisions:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

Re: The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 25, 26, 29, 30, 31, 32, 33 AND 34.

RECEIVED
AUG 9 1994
ZADM

REVIEWER: LT. ROBERT P. SAUERMAID
Fire Marshal Office, PHONE 887-4681, HS-1102F

cc: File



Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: August 12, 1994

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 24, 25, 26, 29, 30, 31, 32, 33 and 34.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: Jeffrey W. Long

Division Chief: Amy L. Koss

PK/JL:lw

ZAC-24/PZONE/ZAC1

RE: PETITION FOR VARIANCE
10520 Reisterstown Road, SW/S Reisters-
town Road, 225' NW of Doldfield Road *
4th Election Dist., 3rd Councilmanic
Daniel Michael Makowski, et al.
Petitioner
CASE NO. 95-33-A

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2186

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 18th day of August, 1994, a copy of the foregoing Entry of Appearance was mailed to Michael Lewis Freilich, Esquire, 408 Bosley Avenue, Towson, MD 21204, attorney for Petitioners, and a copy was mailed to Michael K. Smith, Box 5614, Baltimore, MD 21210, representative for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

RECEIVED
AUG 19 1994
ZADM

SPECIAL POWER OF ATTORNEY
SELLER

KNOW ALL MEN BY THESE PRESENTS:

That I Daniel Makowski and Jimmie L. Grier do hereby nominate, make, constitute and appoint Nelionora Solovyovskiy of Baltimore County/City, State of Maryland my true and lawful attorney, for me, and in my name and stead, and in my behalf to execute any and all documents pertaining to obtaining a parking variance or any other zoning matters that may be necessary to obtain a building permit on the real property known as 10520 Reisterstown Rd. Baltimore County/City, Maryland.

It being the intention of this power to fully authorize and empower my said attorney-in-fact to act for and on behalf of me in this matter and to bind me to the same extend and as fully to all intents and purposes as if done myself, and I hereby ratify and confirm all and whatsoever that my said attorney-in-fact may lawfully do by virtue of these presents. This power of Attorney shall not be affected by my disability or by uncertainty as to whether I am dead or alive.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 9th day of August, 1994.

WITNESS:

STATE OF Maryland, County of Baltimore, TO WIT: I HEREBY CERTIFY that on this 9th day of August, 1994,

before me, a Notary Public in and for the State and County aforesaid, personally appeared Daniel Makowski & Jimmie L. Grier known to me, or satisfactorily proven to be the person whose name is subscribed to within Power of Attorney, and who acknowledged that he has executed same in my presence for the purposes therein contained.

AS WITNESS My hand and Notarial Seal.

My Commission Expires 10-1-95

Peter Max Zimmerman
NOTARY PUBLIC

OPF/SF 740 (12/86)

To whom it may concern
I am NELIONORA Solovyovskiy, authorized
Representative of Daniel Makowski and
Jimmie Grier and I acknowledge
my responsibility to provide evidence
of this before the zoning hearing

July 29, 1994 N. Solovyovskiy

Promise of
Auth acknowledgment

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME: Errol D. DiVallbliss
ADDRESS: 10516 Reisterstown Rd
Owings Mills MD 21117

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME: Rob Hoffman
ADDRESS: 210 Allegheny Ave
1814 Ridgeway Ave
2003 Greenspring Valley Rd
2003 Greenspring Valley Rd
MICHAEL K. SMITH
3948 Penhurst Ave.

Printed with Soy-based Ink
on Recycled Paper

Immigrants worry over those left behind

Many see reforms slipping away

By Jean Marbella

They left the Soviet Union for different reasons and during different years, but now their fears are similar. The overthrow of Soviet President Mikhail S. Gorbachev, said a number of local immigrants, signals a return in that country to the repression they escaped.

From Ukrainians and Lithuanians who have lived in the Baltimore area for generations to Soviet Jews who settled here more recently, people with ties to the Soviet Union spent much of yesterday trying to call relatives in their troubled homeland and worrying that the freedoms of the Gorbachev era may be over.

"It's very scary. When we left 12 years ago, they made us sign papers saying we were traitors. They took our citizenship away. But since Gorbachev came in power, he let us come back," said Nelly Solovyovskaya, who was able to return to her homeland two years ago for the first time since she left in 1978. "Now, I don't think we will have that opportunity for Russian immigrants to go back and forth."

At Ms. Solovyovskaya's store, the International Food Market on Reisterstown Road, business was a little slow yesterday, but the talk was animated.

Russian immigrants, who make up about 90 percent of the clientele at their store, for relatives still over there. Americans asked Ms. Solovyovskaya and her sister, Lisa Rudyak, about their families. The sisters have not been able to get calls through to their relatives since the trouble began.

Their emotions were close to the surface yesterday. Ms. Solovyovskaya started crying, she said, when a customer told her that her son, scheduled to leave the Soviet Union shortly, might not be able to because of the coup.

"Everybody has a part of themselves in Russia," said Ms. Rudyak. "It's our past."

The sisters are among the growing population of Soviet Jews who left the country because of religious persecution. Others around Baltimore left the Soviet Union for political rather than religious reasons. Yet they, too, feared the takeover of the government by the hard-liners.

"The world knows what Stalin did," said Adonia Rudyak, who left Lithuania.



Lisa Rudyak (left) and Nelly Solovyovskaya are sisters.

"Everybody has a part of themselves in Russia."

LISA RUDYAK

organization that represents many of the estimated 25,000 to 40,000 Lithuanians in the area.

She was awakened at 2 a.m. yesterday by a cousin from Lithuania who had visited her in Baltimore, then left Saturday for California. "He said, 'My God, what am I going to do?'" Ms. Rudyak said. "I am not going to let him go back there."

Baltimore's sizable Ukrainian population also spent the day worrying about relatives still there. "There's an awful lot of concern and frustration," said the Rev. Uly Markewich, pastor of St. Michael's Ukrainian Church, a 450-member parish that is erecting a new, gold-domed church on Eastern Avenue.

"All our hopes for independence have been dashed, or postponed indefinitely," he said.

Other immigrants said they feared losing some of the gains of glasnost and perestroika now that Mr. Gorbachev was out of power.

"There was a fundamental trust established between the people of the Soviet Union and the people of

the United States. Now, it's slipping away."

Ms. Rudyak said she believes the hard-liners responsible for the coup represent a step backward.

"They cannot possibly think of the new," she said. "This is just their last attempt to save their cushy jobs."

Others were more optimistic, such as Sacha Paks, an Odessa native who has lived in Baltimore for 15 years. He said he believes the Russian people will quell the uprising and return Mr. Gorbachev to power.

"When you give somebody a sweet candy, this sour... well, they're going to try to get back the good," said



WORD OF MOUTH

Market stocks foods of Eastern Europe, U.S.S.R.

Nelly Solovyovskaya is at a loss for words: how to describe the difference between cheeses. It's a little salty like feta, but has a consistency not like feta.

She slices off a sliver of cheese then holds the knife over the counter, adding, "For me, it's better to say, 'Taste this.'"

What's being offered is a goat's milk cheese imported from Greece, but its flavor is like the cheese Mrs. Solovyovskaya remembers from her home in Kiev.

And that's that whole idea here at the International Food Market on Reisterstown Road — to offer foods

Left, the Solovyovskays and Rudyaks of International Food Market.

Market offers foods of Eastern Europe, U.S.S.R.

MOUTH, from 2J

From home, and for Mrs. Solovyovskaya, that means the foods of Eastern Europe and Eastern Europe.

After struggling for years to get the foods they remembered from growing up in the Ukraine, Mrs. Solovyovskaya and her sister, Lisa Rudyak, decided to open a store specializing in these foods.

They travel to New York twice a week to gather foods from suppliers

as well as New York-area businesses such as The Kiev Bakery, which bakes Ukrainian- and Russian-style cakes.

In the spotless white-painted store, they offer smoked salmon, caviar, a wide selection of imported cheeses and cold cuts, Australian honey, European-style yogurt, kasha, kasha from Russia, walnuts in heavy syrup from Moscow, eggplant paste, Romanian pickles, Polish cakes, Israeli griddle fish, half-sour tomatoes, bottled fruit juices including pomogranate juice, Israeli Malt

Star, concentrate for making kvass, sunflower seeds, mineral water from Poland, kasha from Russia, frozen potato and mushroom pie, chocolate from Europe and the Soviet Union and many other items.

Often there are delectable fresh strudels and sweet rolls with poppy seed filling for sale.

They hope to make the store a center for the Russian and Ukrainian communities by offering a place for news as well as tickets for such

things as musical events and the Moscow Circus.

International Food Market is open seven days a week. Mondays and Tuesdays the hours are 10 a.m. to 8 p.m., Wednesdays 10 a.m. to 10 p.m., Thursdays and Fridays from 9 a.m. to 9 p.m., Saturdays from 9 a.m. to 8 p.m., and Sundays from 9 a.m. to 6 p.m.

The store is located at 6970 Reisterstown Road at the corner of Fallstaff Road. The telephone number is 368-4757.



International Food Market owners, from left, Mikhail and Lisa Rudyak, and Nelly and Nick Solovyovskaya.

A Place To Call Home

Starting a market that sells exotic foods from around the world, two Soviet immigrant couples are carrying on an old American tradition: the neighborhood mom-and-pop store.

The Russian community needed a place to come together, said Lisa Rudyak, co-owner with husband, Mikhail, and her sister and brother-in-law, Nelly and Nick Solovyovskaya. "This is the only place where people can come and feel comfortable to speak Russian. The Russians love this place. It's their home."

At International Food Market, one can find Soviet immigrants from the nearby Baltimore area buying goods, chatting with friends, looking through the local Russian language magazine, and even listening to the radio.

International Food Market opened nine months ago at the location of the former Coplar Brothers Meat Market near Colonial

Village Shopping Center. The Rudyaks and the Solovyovskays came to Baltimore from the Soviet Union in 1979. While Mrs. Rudyak is from the Ukrainian town of Strykiv, and Mr. Solovyovskaya came from Zimnitsk near Odessa.

The partners travel to New York City weekly to buy foods imported from the Soviet Union, Israel, Turkey, France, eastern Europe and other areas. Items on sale include lamb, chicken, pastries and cakes, wheat, wheat berries, cottage cheese, potato lumps, condiments, gourmet candy and beverages.

Open every day, International Food Market also carries kosher foods. Like the owners of Moscow Nights, the Rudyaks and the Solovyovskays also have other business interests in the Baltimore area.

Mrs. Rudyak, whose children attended Beth Tefila Community Day School, said her husband wanted to open the market to bring the Soviet community together and introduce Americans to international foods. So far, she said, business has been good.

"It's important for us to make this work. Everything depends on what you want from your life. We Russians want a lot so we are

willing to work harder than most people. We hope to be here forever, or at least until we retire."

Her husband and brother-in-law, Mrs. Rudyak added, are well acquainted with the food business, having worked in produce stores both in the Soviet Union.

They're proud of the store, so they really developed a sense for picking and selling foods. Mrs. Rudyak said.

"We Russians want a lot so we are willing to work harder than most people."

— Lisa Rudyak

Russian Aromas

LENE SPECTOR SPECIAL TO THE JEWISH TIMES

I've been passing the place for the past 5 months or so. As I stepped at the traffic light at Reisterstown and Fallstaff, I would notice people pressing a button and then going in. The International Food Market, I imagined it to be just one more food store taken over perhaps by Koreans to service the changing neighborhood. But one rainy Saturday morning curiosity got the best of me and I pulled over and decided to get a first hand look.

That a delicious surprise. This was a Russian-owned store filled with an ambience I was first struck by the aromas — smoky delicatessen in the front and sweet and pungent in the rear where baked goods and pickled items are displayed. Baltimore has a large Russian community, and if you think they arrive with only recipes and tastes for borscht and potatoes, you are wrong.

Many Russians were very savvy cooks and shoppers. European countries not involved in wartime were anxious to ship to the Soviet Union and the Russians simply found ways to get many items that we have long considered "European delicacies."

As I entered, I was struck by the aromas of the past. Russia was exposed to many cultures and cuisines, including French, Italian, Persian, Chinese and Mediterranean. I also reminded myself that our modern fancy delicatessen and gourmet shops are usually the result of the peasant dishes our ancestors brought with them from eastern Europe decades ago.

The proprietors were friendly and made me feel very welcome even though I was the only non-Russian speaking person in the store. Everyone is very happy to taste anything they want before buying — a practice I applaud.

There were endless smoked meats to choose from including veal and beef varieties I had never seen. All I could think of was what an unusual "Russian Submarine" I could serve at my next social party.

The cheeses, both soft and hard, were more tempting than any cheese shop I remember. Don't forget to try the cheese-covered cheese balls — they are so wonderful and unique! By Saturday afternoon my cart was full.

Thursday is the best day to shop at The International Food Market. That is when the best goods arrive. Straight from the Russian Isles, you can find in Baltimore what you can find in New York, New York come the most delicious cakes, cookies and pastries you have ever seen. Or last, Lavish chocolate meringue and mousse cakes, beautiful French pastries and napoleons (to die for) to real homemade strudel and rugelach appear each week.

Don't forget to try the cheese-covered cheese balls — they are so wonderful and unique! By Saturday afternoon my cart was full.

FEBRUARY 4, 1984

07



OUR PARKING at 6970 Reisterstown Rd

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF PERMITS AND LICENSES
TOWSON, MARYLAND 21204

John R. Rigg
BUILDINGS ENGINEER

BUILDING PERMIT

PERMIT #: B087652 CONTROL #: RA DIST: 04 PREC: 01
DATE ISSUED: 05/20/91 TAX ACCOUNT #: 0416055092 CLASS: 10

PLANS: CURST 0 PLOT 0 "N" PLAT 0 DATA 0 ELEC RD PLUR RD
LOCATION: 19520 REISTERSTOWN RD
SUBDIVISION: .129 AC SWS

OWNERS INFORMATION
NAME: REUBEN, DANIEL A. CRIER, JIMMY
ADDR: 5124 NIDDAVEN RD., 21222

PERMIT:
CONTR: OWNER
ENGR: *John R. Rigg*
SEAL: *John R. Rigg*
WORK: KAZE RETAIL STORE, TO BE HAULED TO APPROVED SANITARY LANDFILL. SEWER TO BE CAPPED. PERMIT EXPIRES 50 DAYS FROM DATE OF ISSUE. BUILT IN 1960'S. 2889SF CAP OFF FINISHED 4/19/91

BLDG. CODE: B9CA CODE
RESIDENTIAL CATEGORY:

ESTIMATED \$ PROPOSED USE: RETAIL STORE
3500.00 EXISTING USE: RETAIL STORE

TYPE OF IMPRV: WRECKING
USE: STORE, MERCANTILE, RESTAURANT
FOUNDATION: BASEMENT
SEWER: PUBLIC EXIST
WATER: PUBLIC EXIST

LOT SIZE AND SETBACKS
SIZE: 035/037X152/161
FRONT STREET: *See Annex*
SIDE STREET: *11.30 Per 1000 SF*
FRONT SETB: NC
SIDE SETB: NC/HC
SIDE STR SETB:
REAR SETB: NC

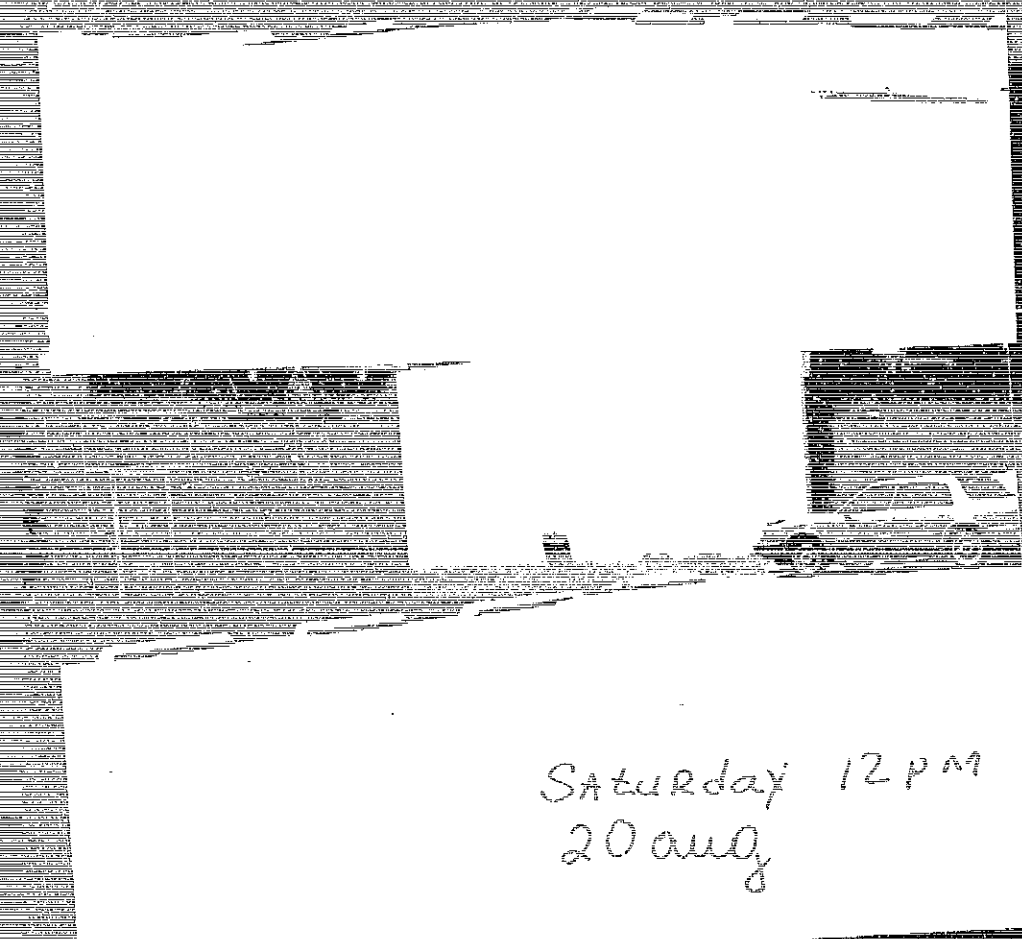
EXHIBIT No. 2



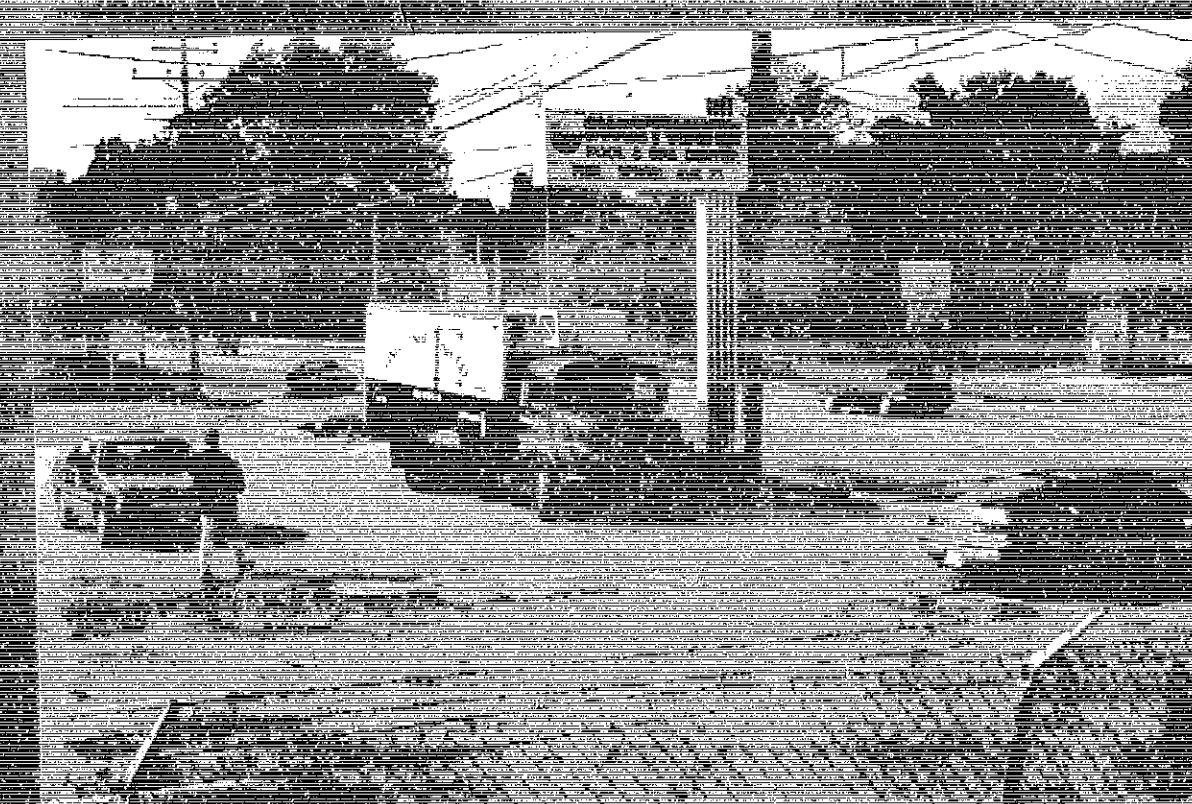
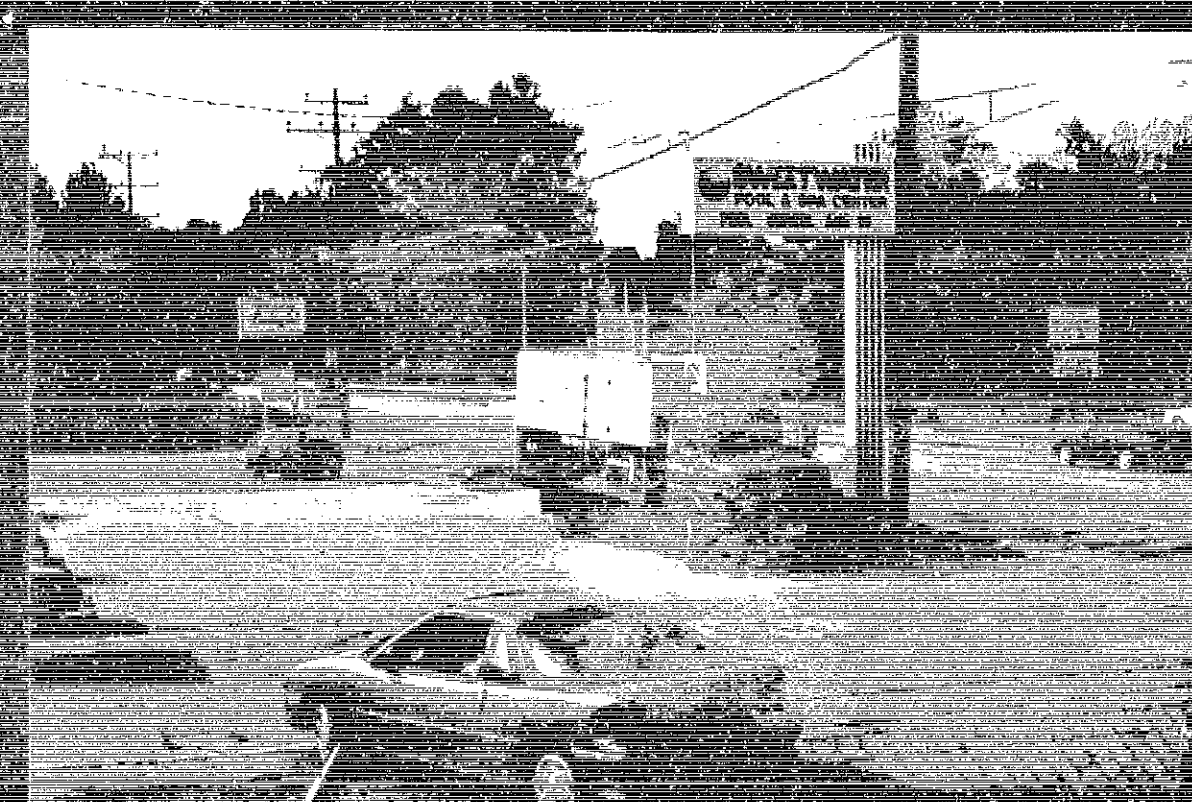
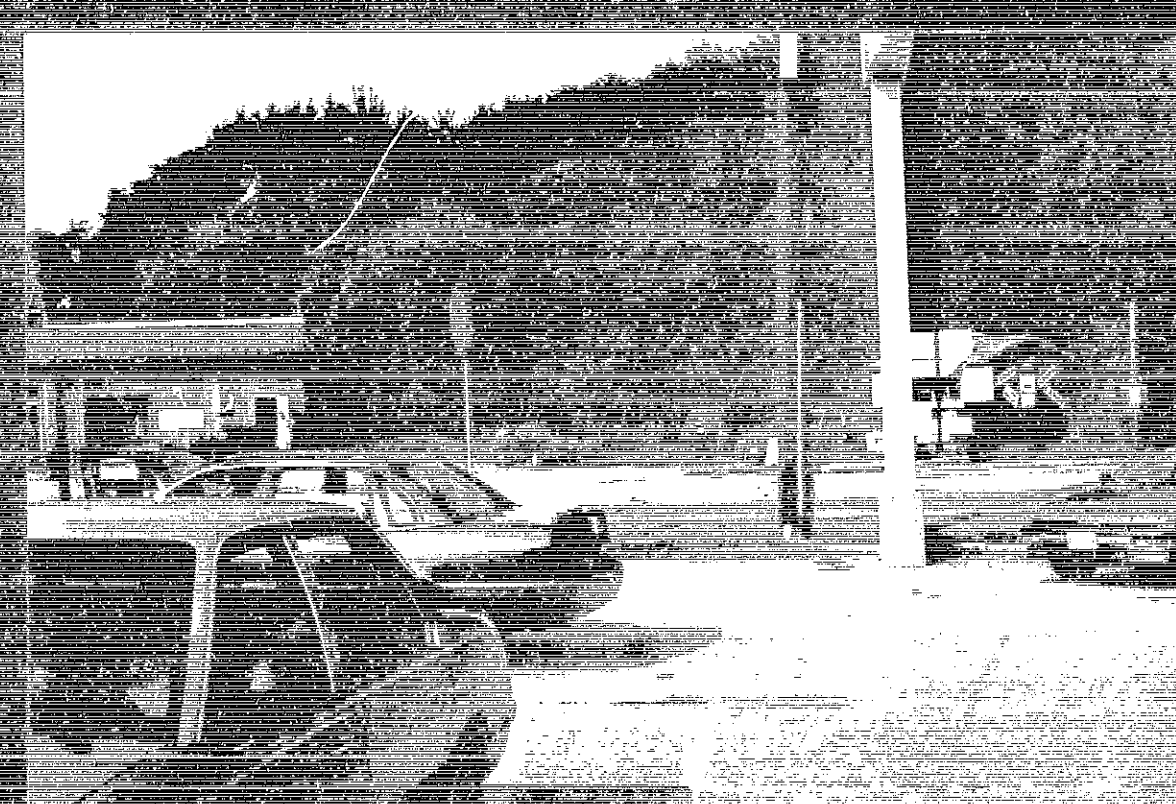
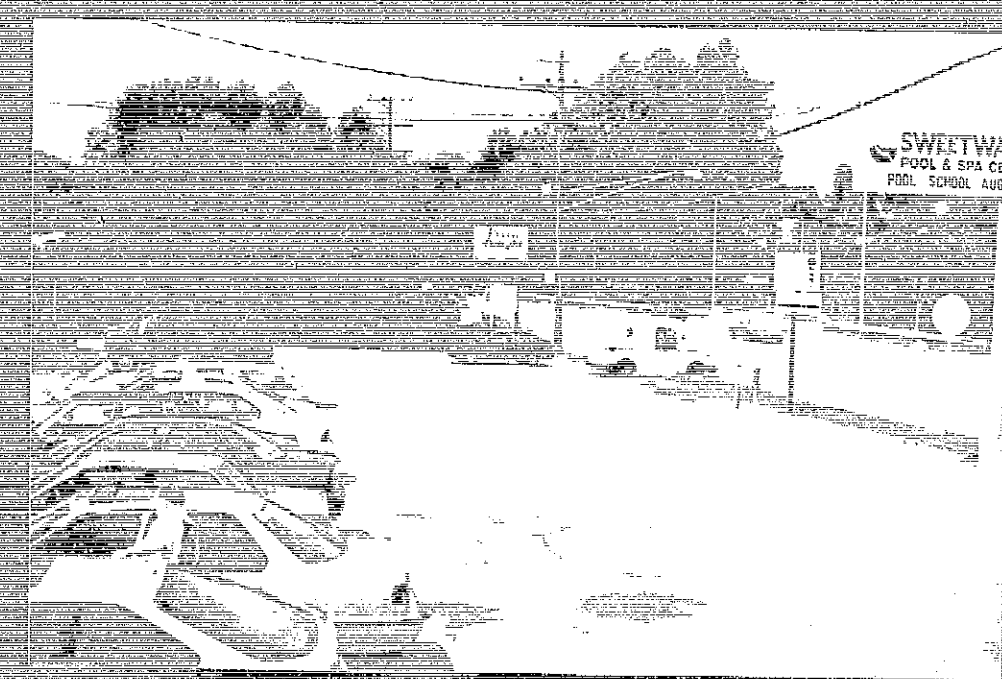
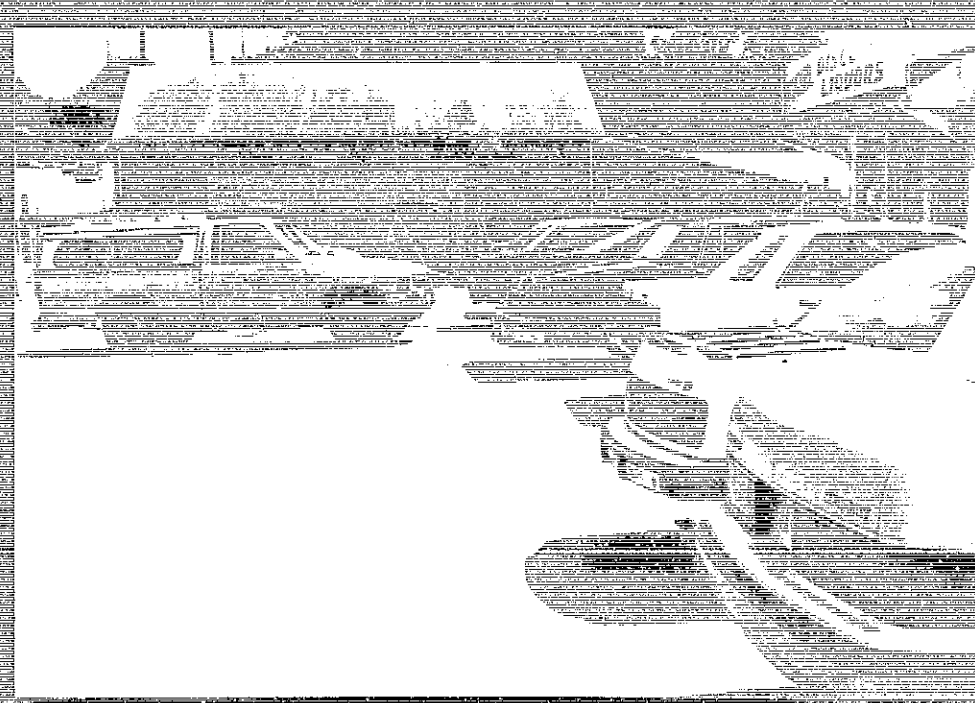
Saturday 20
6:30 p.m. Aug



Sunday 5 p.m.
28 Aug

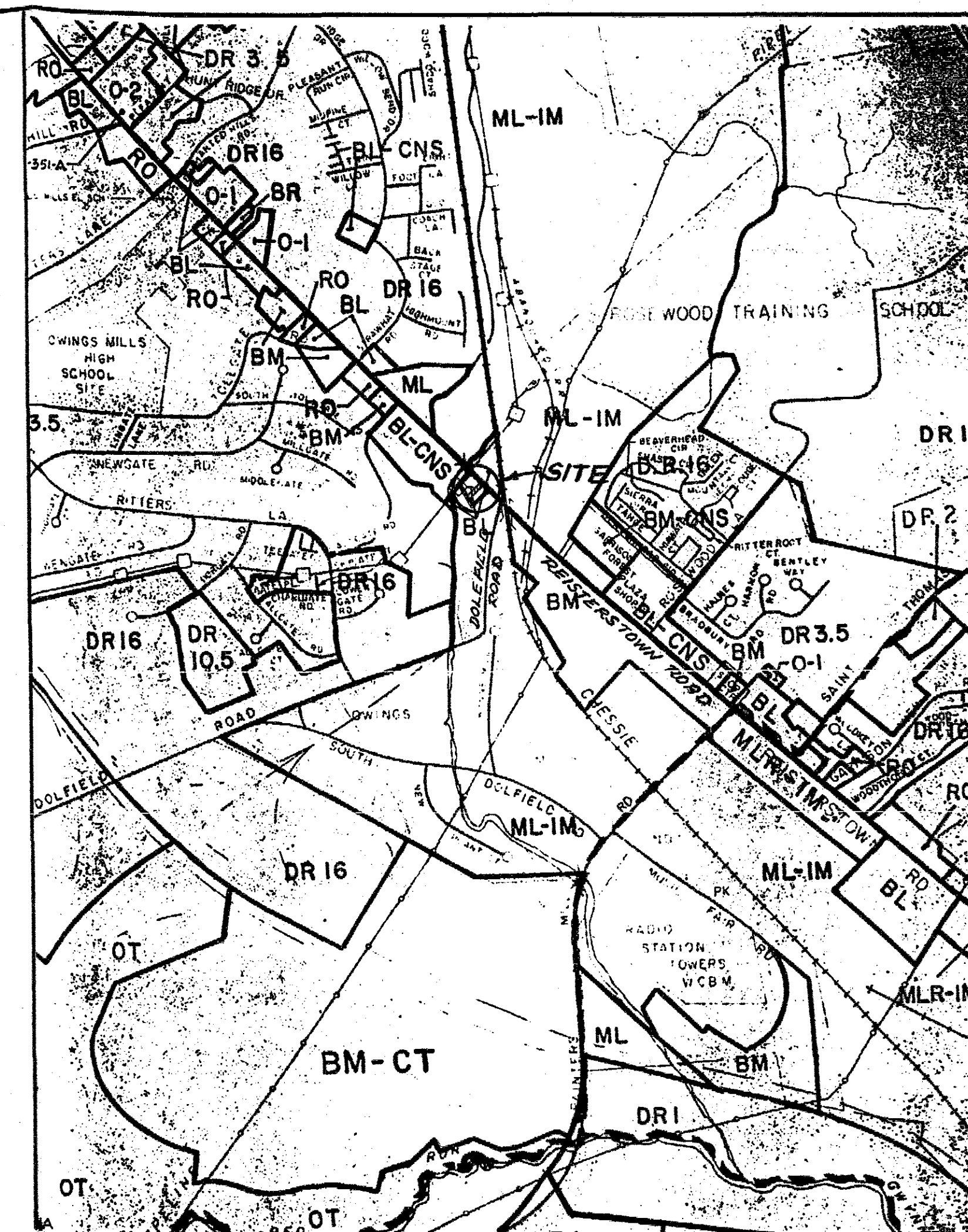
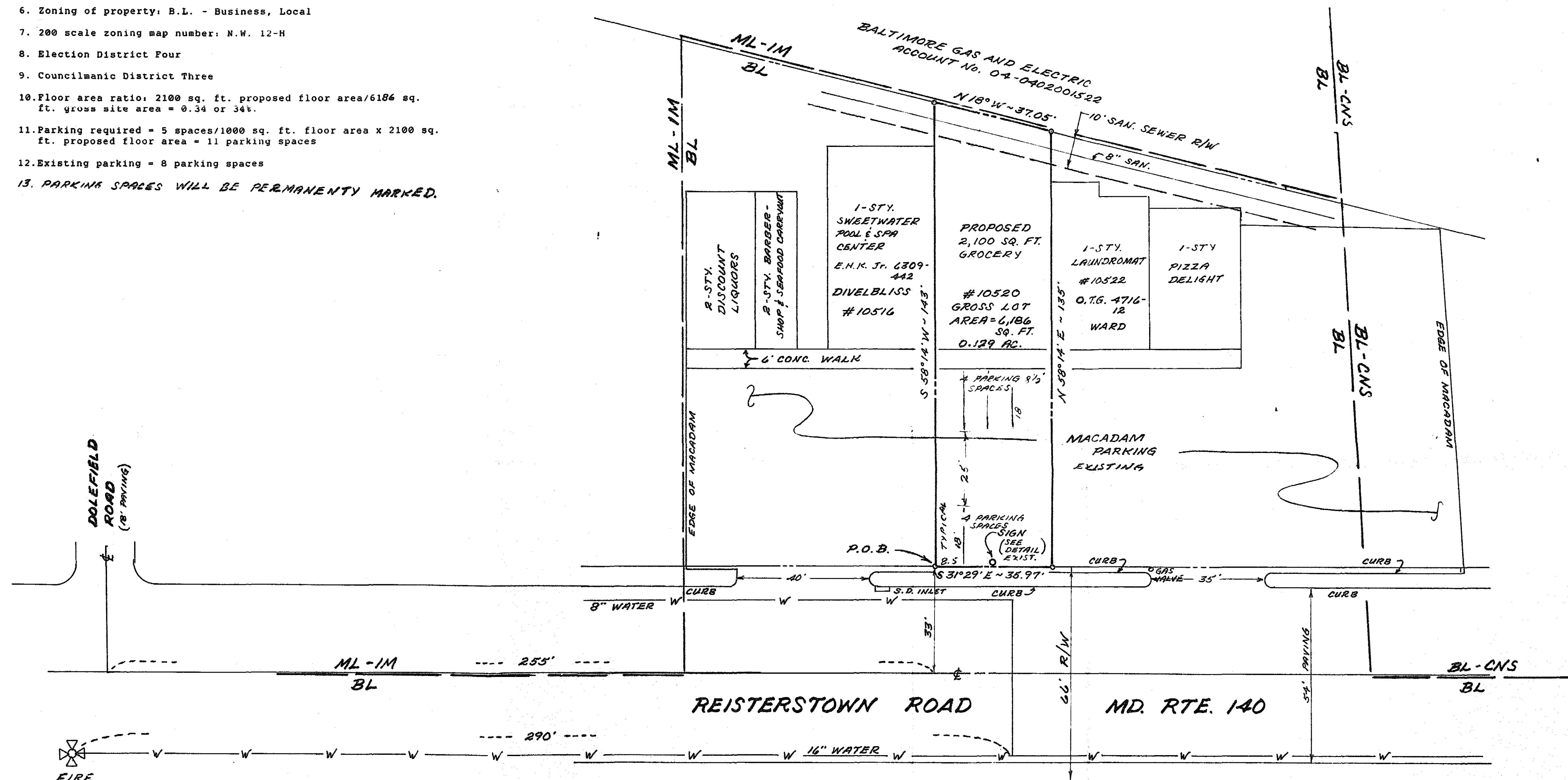
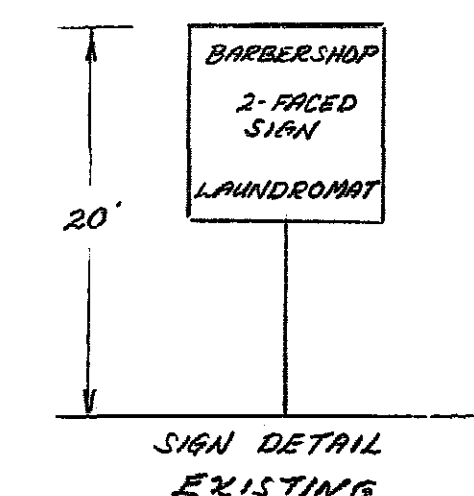


Saturday 12 p.m.
20 Aug



GENERAL NOTES

1. Property Address: 10520 Reisterstown Road, Owings Mills, MD. 21117.
2. Owner: Daniel Michael Makowski and Jimmie L. Grier
8124 MIDHAVEN RD., BALTO. 21222
3. Deed Reference: E.H.K. Jr. No. 6488, folio 510
4. Contract Purchaser: Nelionora Solovyovsky
5. Contract Purchaser Address: 1814 Ridgeway Avenue, Lutherville, MD. 21093.
6. Zoning of property: B.L. - Business, Local
7. 200 scale zoning map number: N.W. 12-H
8. Election District Four
9. Councilmanic District Three
10. Floor area ratio: 2100 sq. ft. proposed floor area/6186 sq. ft. gross site area = 0.34 or 34%.
11. Parking required = 5 spaces/1000 sq. ft. floor area x 2100 sq. ft. proposed floor area = 11 parking spaces
12. Existing parking = 8 parking spaces
13. PARKING SPACES WILL BE PERMANENTLY MARKED.

VICINITY MAP
1" = 1000'

95-33-A
#34

BPS/land technology inc.

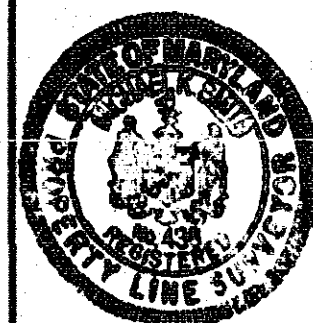
Engineers & Surveyors

P.O. BOX 5614

Baltimore, Maryland

301-435-0800

21210



NOTE: THIS PLAT IS FOR ZONING PURPOSES ONLY AND IS NOT INTENDED FOR USE IN ESTABLISHING PROPERTY LINES.

PLAT TO ACCOMPANY
A PETITION FOR
SPECIAL EXCEPTION

SCALE: 1" = 20' DATE: JULY 28, 1994

REVISIONS		
Date	Description	By

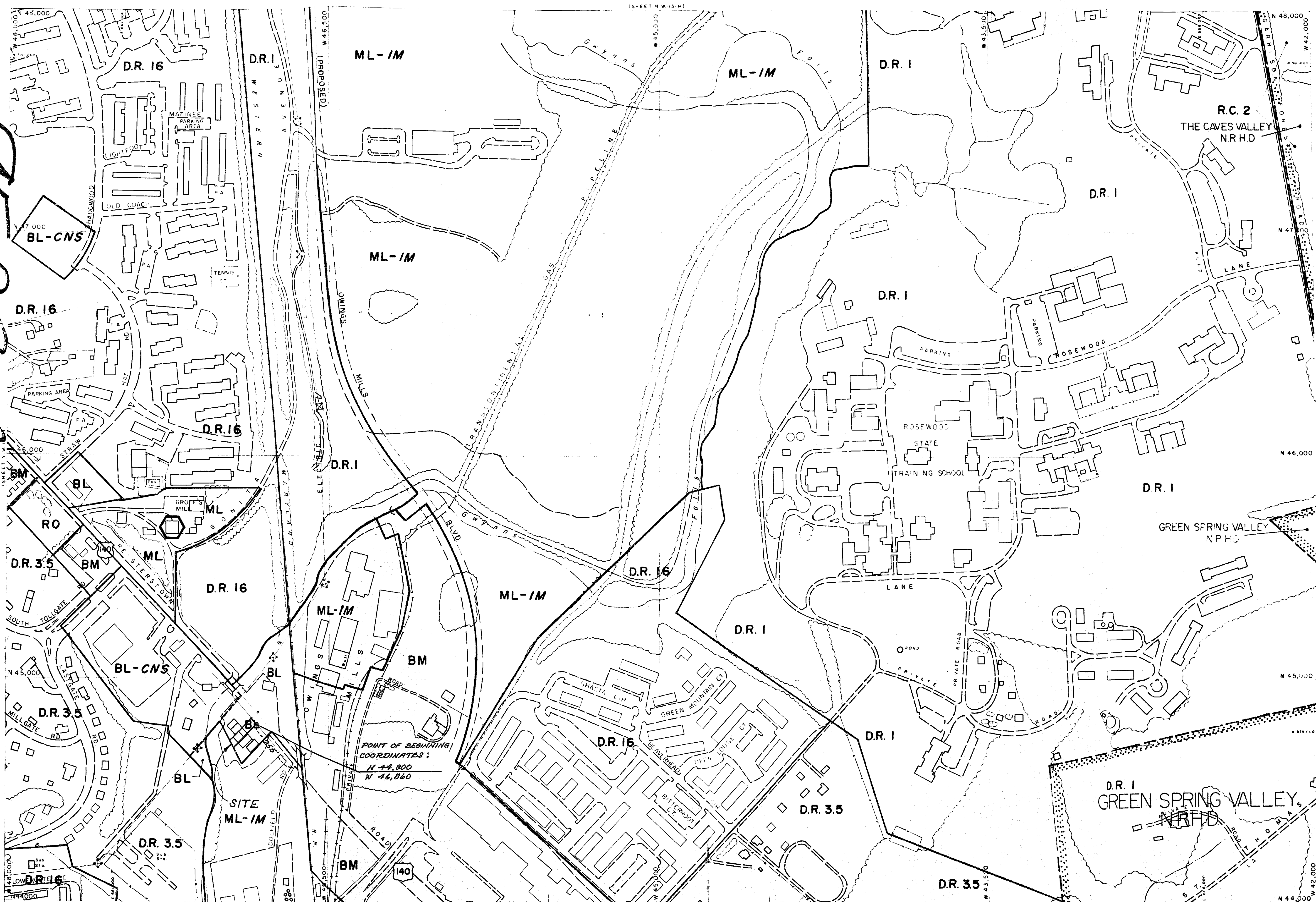
Designed By

Drawn By

Checked By

PETITIONER'S
EXHIBIT No. 1

15-3-4



T-SW T-SE #34

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
Bill Nos. 183-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92

William A. Howard
Chairman, County Council

SCALE
1" = 200'
DATE OF PHOTOGRAPHY
JANUARY 1986

LOCATION ROSEWOOD SCHOOL VICINITY	SHEET N.W. 12-H
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